

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2005 Assessment Roll

**Area Name / Number:** Northgate / Maple Leaf / 7

**Previous Physical Inspection:** 2003

**Improved Sales:**

Number of Sales: 509

Range of Sale Dates: 1/2003 - 11/2004

**Sales – Improved Valuation Change Summary**

|                   | Land      | Imps      | Total     | Sale Price | Ratio | COV*   |
|-------------------|-----------|-----------|-----------|------------|-------|--------|
| <b>2004 Value</b> | \$167,100 | \$130,800 | \$297,900 | \$328,700  | 90.6% | 11.40% |
| <b>2005 Value</b> | \$181,600 | \$143,000 | \$324,600 | \$328,700  | 98.8% | 11.01% |
| <b>Change</b>     | +\$14,500 | +\$12,200 | +\$26,700 |            | +8.2% | -0.39% |
| <b>% Change</b>   | +8.7%     | +9.3%     | +9.0%     |            | +9.1% | -3.42% |

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.39% and -3.42% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

|                       | Land      | Imps      | Total     |
|-----------------------|-----------|-----------|-----------|
| <b>2004 Value</b>     | \$170,200 | \$123,700 | \$293,900 |
| <b>2005 Value</b>     | \$185,000 | \$136,500 | \$321,500 |
| <b>Percent Change</b> | +8.7%     | +10.3%    | +9.4%     |

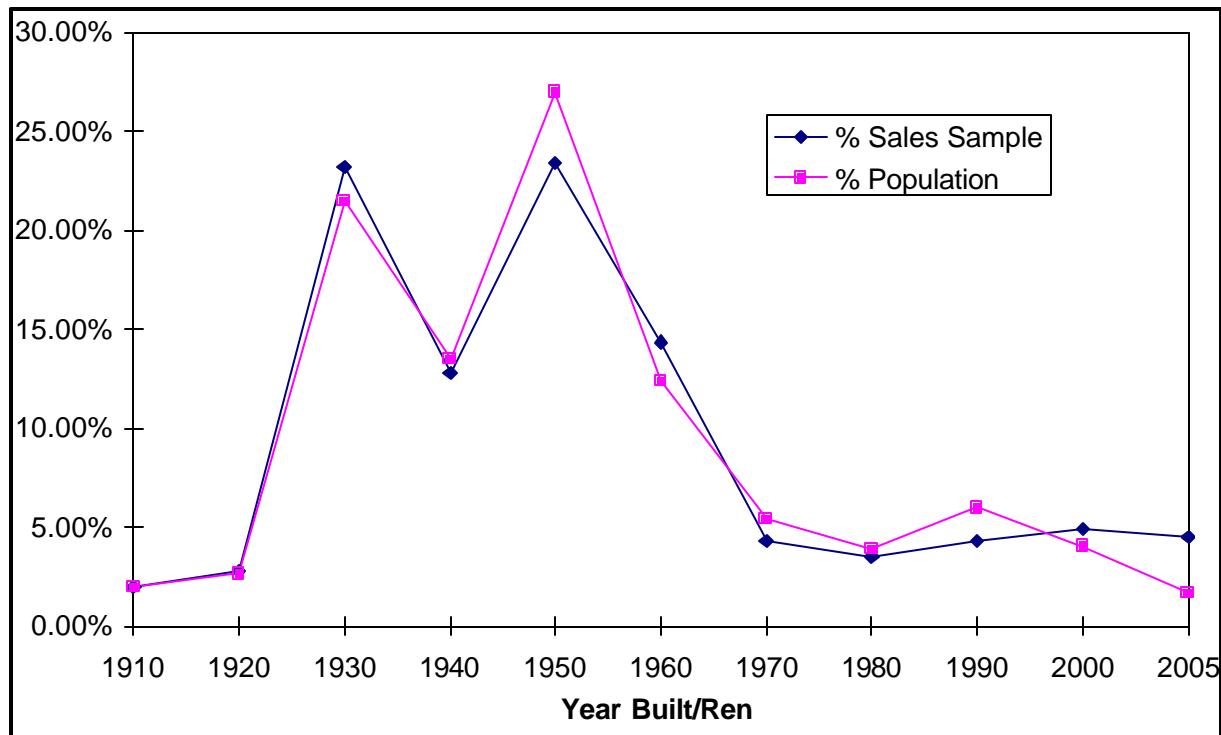
Number of one to three unit residences in the Population: 4852

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties with a Cascades view were at a lower assessment level than other properties and needed a greater upward adjustment. Properties with houses built after 2001 were at a higher assessment level than other properties and needed a downward adjustment. One-story houses with basements were at a lower assessment level and needed larger upward adjustment than other properties. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

### **Sales Sample Representation of Population - Year Built / Renovated**

| <b>Sales Sample</b> |           |                | <b>Population</b> |           |              |
|---------------------|-----------|----------------|-------------------|-----------|--------------|
| Year Built/Ren      | Frequency | % Sales Sample | Year Built/Ren    | Frequency | % Population |
| 1910                | 10        | 1.96%          | 1910              | 95        | 1.96%        |
| 1920                | 14        | 2.75%          | 1920              | 128       | 2.64%        |
| 1930                | 118       | 23.18%         | 1930              | 1043      | 21.50%       |
| 1940                | 65        | 12.77%         | 1940              | 656       | 13.52%       |
| 1950                | 119       | 23.38%         | 1950              | 1308      | 26.96%       |
| 1960                | 73        | 14.34%         | 1960              | 602       | 12.41%       |
| 1970                | 22        | 4.32%          | 1970              | 262       | 5.40%        |
| 1980                | 18        | 3.54%          | 1980              | 189       | 3.90%        |
| 1990                | 22        | 4.32%          | 1990              | 291       | 6.00%        |
| 2000                | 25        | 4.91%          | 2000              | 196       | 4.04%        |
| 2005                | 23        | 4.52%          | 2005              | 82        | 1.69%        |
|                     | 509       |                |                   | 4852      |              |

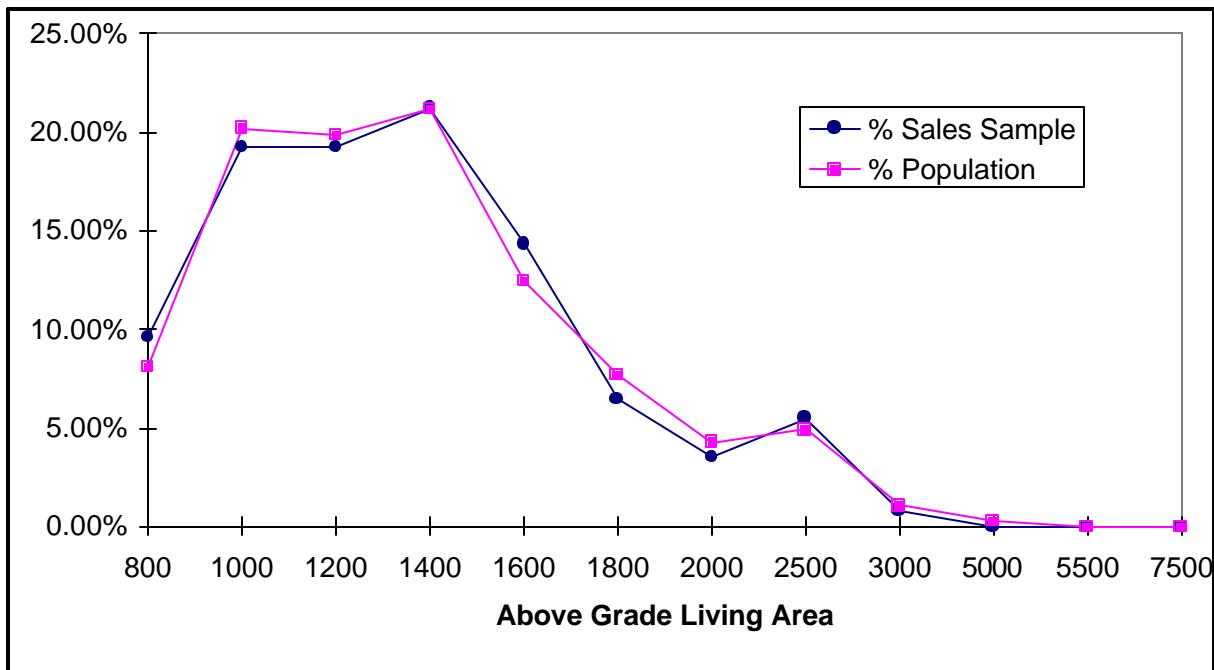


Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### **Sales Sample Representation of Population - Above Grade Living Area**

| <b>Sales Sample</b> |           |                |
|---------------------|-----------|----------------|
| AGLA                | Frequency | % Sales Sample |
| 800                 | 49        | 9.63%          |
| 1000                | 98        | 19.25%         |
| 1200                | 98        | 19.25%         |
| 1400                | 108       | 21.22%         |
| 1600                | 73        | 14.34%         |
| 1800                | 33        | 6.48%          |
| 2000                | 18        | 3.54%          |
| 2500                | 28        | 5.50%          |
| 3000                | 4         | 0.79%          |
| 5000                | 0         | 0.00%          |
| 5500                | 0         | 0.00%          |
| 7500                | 0         | 0.00%          |
|                     | 509       |                |

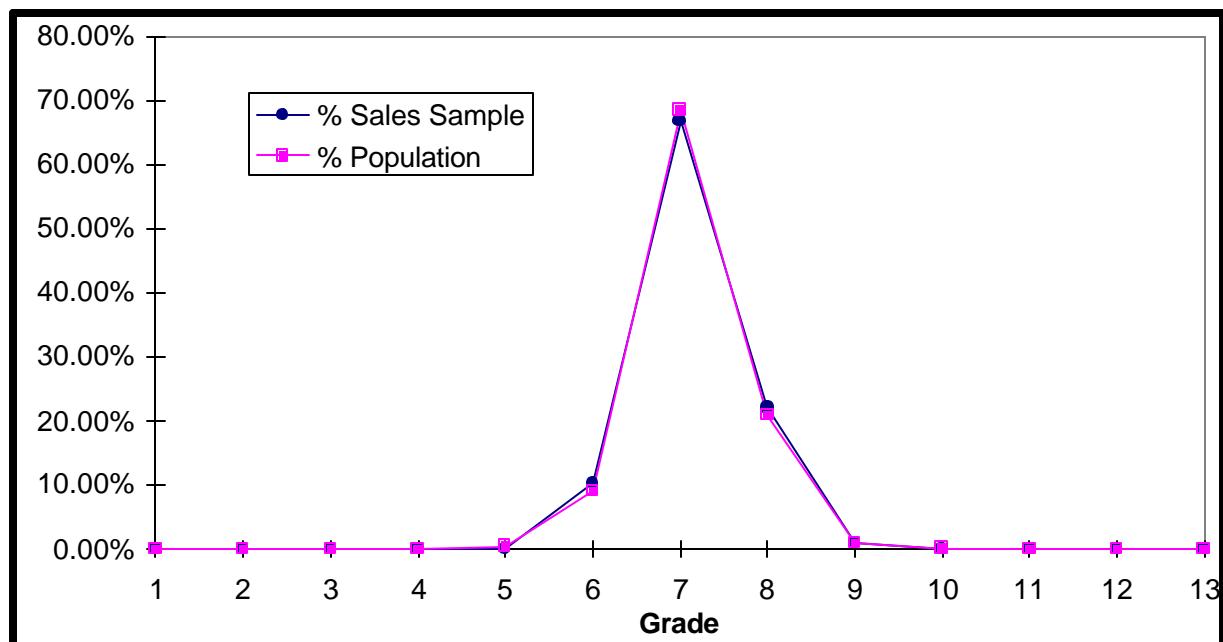
| <b>Population</b> |           |              |
|-------------------|-----------|--------------|
| AGLA              | Frequency | % Population |
| 800               | 393       | 8.10%        |
| 1000              | 980       | 20.20%       |
| 1200              | 964       | 19.87%       |
| 1400              | 1028      | 21.19%       |
| 1600              | 605       | 12.47%       |
| 1800              | 372       | 7.67%        |
| 2000              | 207       | 4.27%        |
| 2500              | 238       | 4.91%        |
| 3000              | 51        | 1.05%        |
| 5000              | 14        | 0.29%        |
| 5500              | 0         | 0.00%        |
| 7500              | 0         | 0.00%        |
|                   | 4852      |              |



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

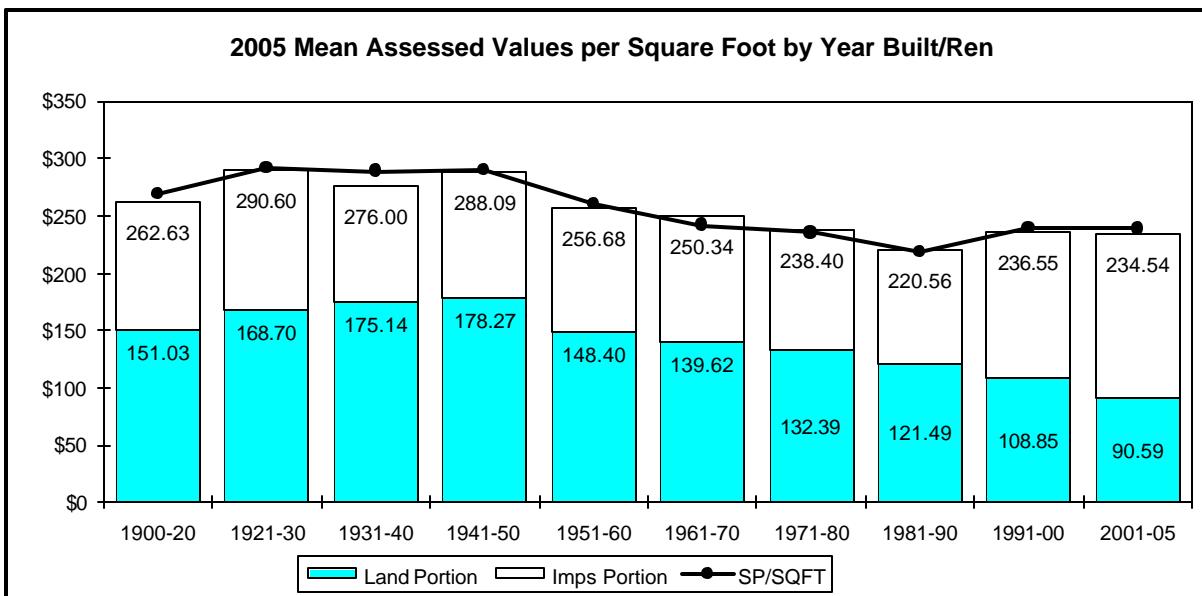
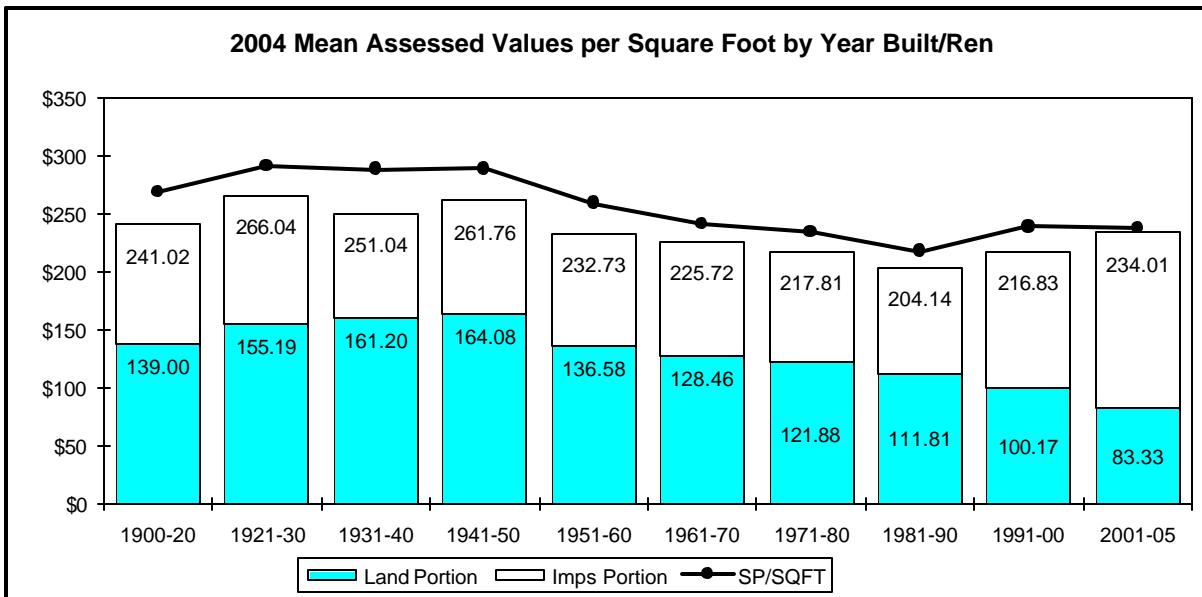
### **Sales Sample Representation of Population - Grade**

| <b>Sales Sample</b> |           |                | <b>Population</b> |           |              |
|---------------------|-----------|----------------|-------------------|-----------|--------------|
| Grade               | Frequency | % Sales Sample | Grade             | Frequency | % Population |
| 1                   | 0         | 0.00%          | 1                 | 0         | 0.00%        |
| 2                   | 0         | 0.00%          | 2                 | 0         | 0.00%        |
| 3                   | 0         | 0.00%          | 3                 | 0         | 0.00%        |
| 4                   | 0         | 0.00%          | 4                 | 1         | 0.02%        |
| 5                   | 0         | 0.00%          | 5                 | 22        | 0.45%        |
| 6                   | 52        | 10.22%         | 6                 | 439       | 9.05%        |
| 7                   | 340       | 66.80%         | 7                 | 3324      | 68.51%       |
| 8                   | 112       | 22.00%         | 8                 | 1017      | 20.96%       |
| 9                   | 5         | 0.98%          | 9                 | 44        | 0.91%        |
| 10                  | 0         | 0.00%          | 10                | 5         | 0.10%        |
| 11                  | 0         | 0.00%          | 11                | 0         | 0.00%        |
| 12                  | 0         | 0.00%          | 12                | 0         | 0.00%        |
| 13                  | 0         | 0.00%          | 13                | 0         | 0.00%        |
|                     | 509       |                |                   | 4852      |              |



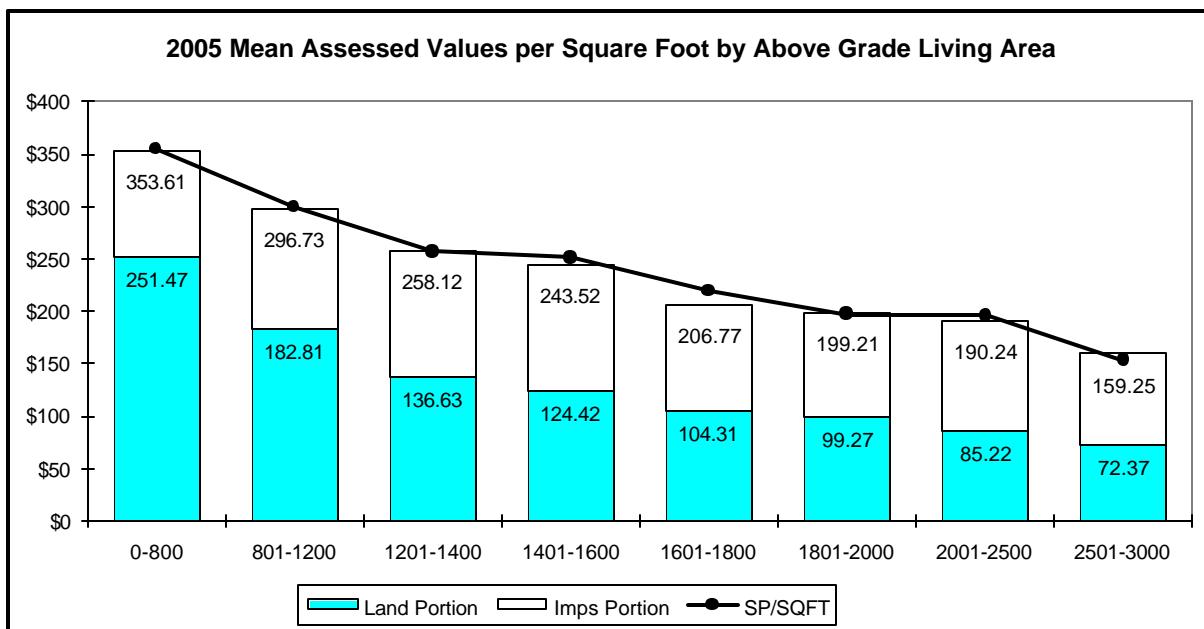
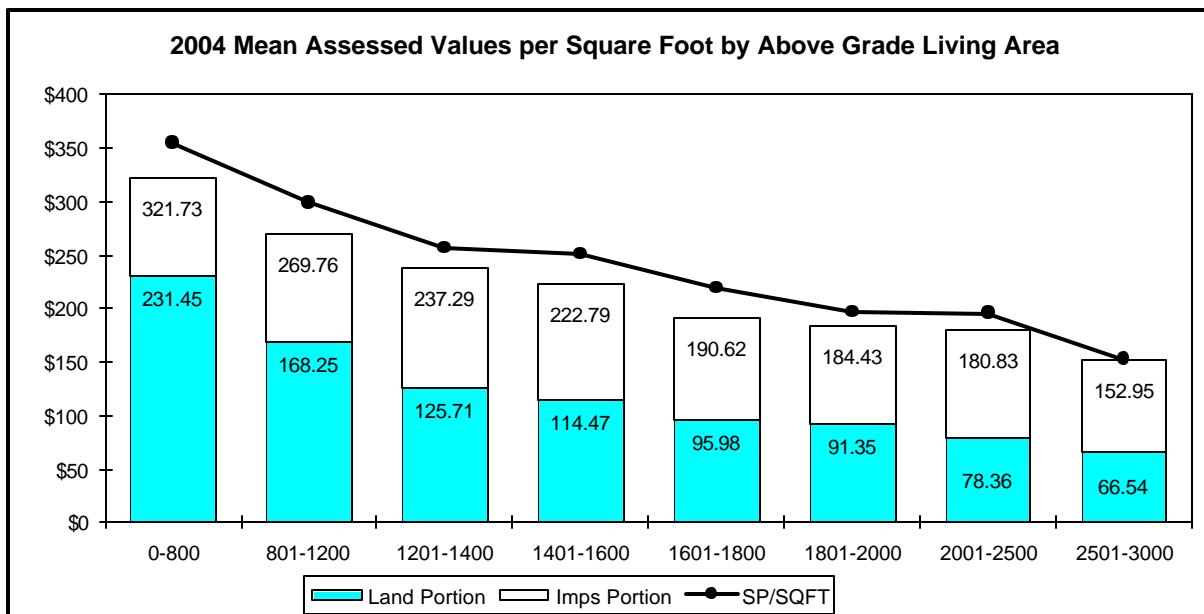
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2004 and 2005 Per Square Foot Values  
By Year Built / Renovated**



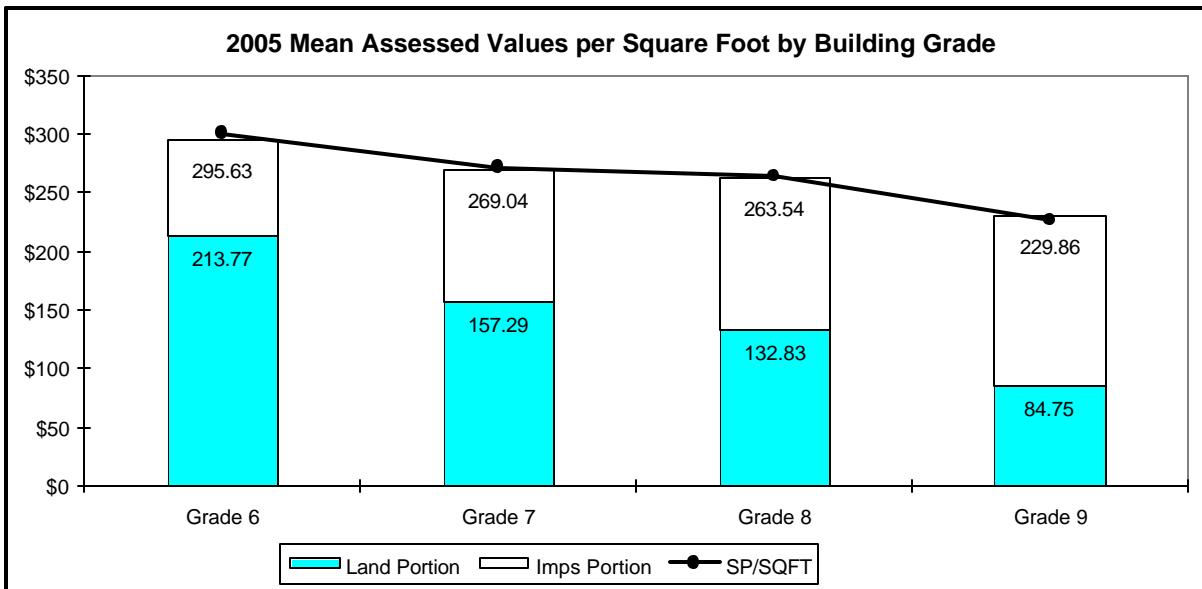
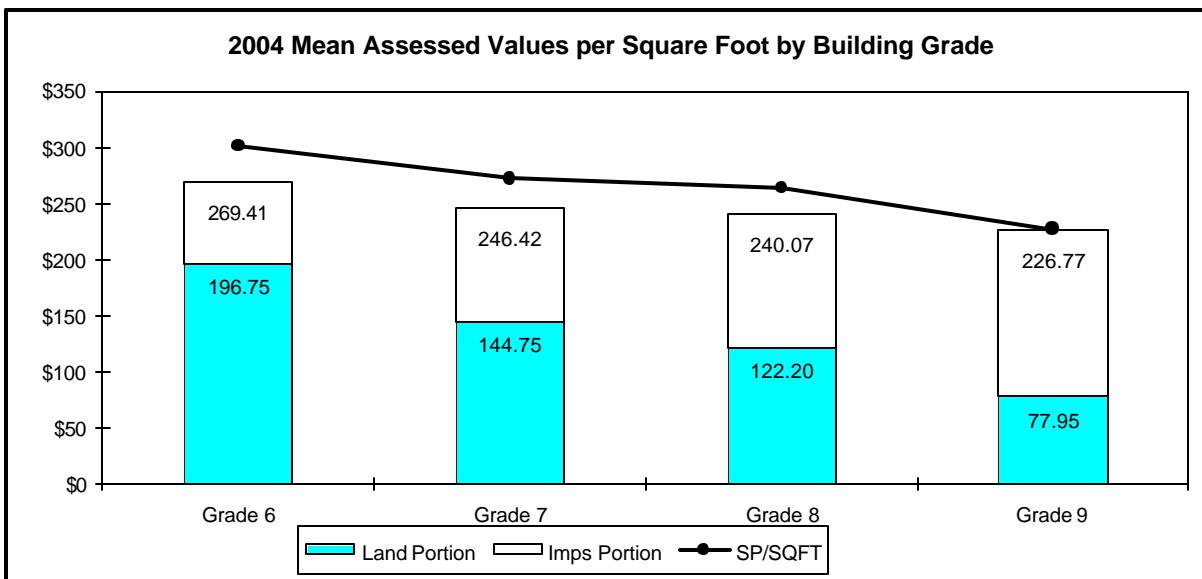
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values  
By Above Grade Living Area**

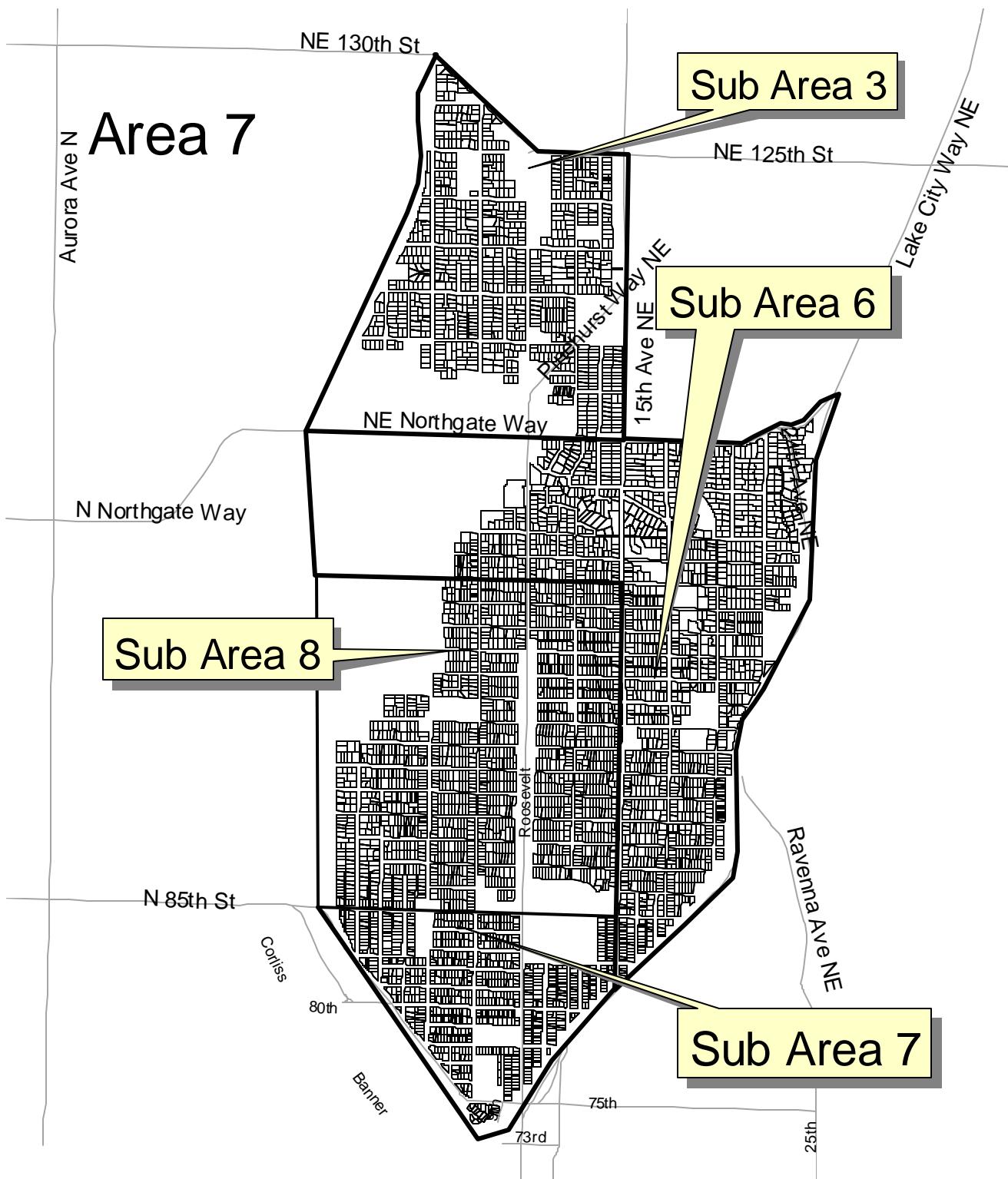


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

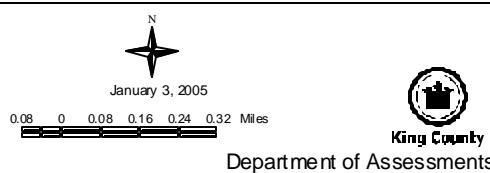


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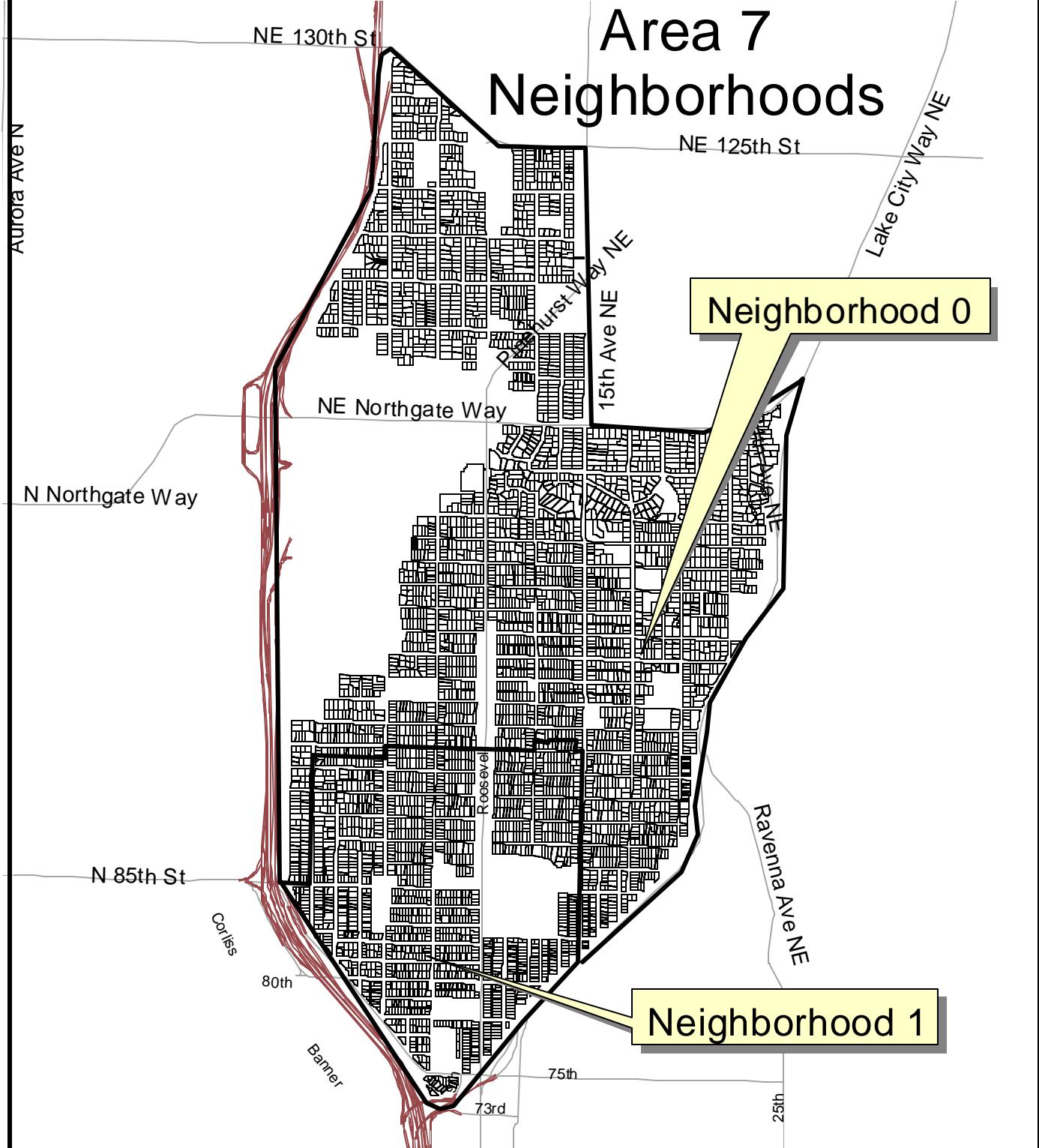
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# Area 7 Neighborhoods



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January 3, 2005

0.08 0 0.08 0.16 0.24 0.32 Miles



King County  
Department of Assessments

## **Annual Update Process**

### ***Data Utilized***

Available sales closed from 1/1/2003 through 11/28/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database. Additional studies were performed January 17, 2004 to test the resultant assessment level using later 2004 sales. There were 22 additional usable sales. The weighted mean ratio dropped from .988 to .987 for one to three unit residences. These changes are not significant.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

### ***Land update***

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the percentage change indicated by the sales sample, a market adjustment for land values was derived. The formula is:

**2005 Land Value = 2004 Land Value x 1.09, with the result rounded down to the next \$1,000.**

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 509 usable residential sales in the area.

### ***Improved Parcel Update (continued)***

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties with a Cascades view were at a lower assessment level than other properties and needed a greater upward adjustment. Properties with houses built after 2001 were at a higher assessment level than other properties and needed a downward adjustment. One-story houses with basements were at a lower assessment level and needed larger upward adjustment than other properties. The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is :

$$\text{2005 Total Value} = \text{2004 Total Value} / (0.9290224) + (-0.08925824 \text{ if has Cascade View}) + (0.09970973 \text{ if built after 2001}) + (-0.02905826 \text{ if One Story with a Basement})$$

The resulting total value is rounded down to the next \$1,000, *then:*

$$\text{2005 Improvements Value} = \text{2005 Total Value} \text{ minus } \text{2005 Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \* If multiple houses exist on a parcel, apply the model.
  - \* If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \* If “accessory improvements only”, the total % change as indicated by the sales sample is used to arrive at a new total value.  $(\text{2004 Total Roll Value} * 1.09) - (\text{2005 Land Value}) = \text{2005 Improvement Value}$ .
  - \* If vacant parcels (no improvement value) only the land adjustment applies.
  - \* If land or improvement values are \$10,000 or less, there is no change from previous value.  
(Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \* If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \* If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \* If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \* If residential properties exist on commercially zoned land, there is no change from previous value.  
(2004 total value = 2003 total value)

### ***Mobile Home Update***

There are no mobile homes in this area.

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 7 Annual Update Model Adjustments

**2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

7.64%

|                       |         |
|-----------------------|---------|
| Cascade Views         | Yes     |
| Yes                   | Yes     |
| % Adjustment          | 11.44%  |
| Year Built > 2001     | Yes     |
| % Adjustment          | -10.43% |
| 1 Story with Basement | Yes     |
| % Adjustment          | 3.48%   |

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a property with a view of the Cascades would *approximately* receive a 19.08% upward adjustment (7.64% + 11.44%). There are 46 parcels in the population of which 10 have sold.

A 1 story house with a basement having a view of the Cascades would *approximately* receive a 22.56% upward adjustment (7.64% + 11.44% + 3.48%). There are 78 parcels of which 6 have sold.

A 1 story house with a basement not having a view of the Cascades would *approximately* receive a 11.12% upward adjustment (7.64% + 3.48%). There are 2361 parcels of which 242 have sold.

48% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

## Area 7 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is .988.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

| Bldg Grade                   | Count | 2004 Weighted Mean | 2005 Weighted Mean | Percent Change | 2005 Lower 95% C.L. | 2005 Upper 95% C.L. |
|------------------------------|-------|--------------------|--------------------|----------------|---------------------|---------------------|
| 6                            | 52    | 0.890              | 0.975              | 9.7%           | 0.946               | 1.005               |
| 7                            | 340   | 0.905              | 0.986              | 9.0%           | 0.974               | 0.997               |
| 8                            | 112   | 0.909              | 0.994              | 9.4%           | 0.972               | 1.016               |
| 9                            | 5     | 0.999              | 1.012              | 1.3%           | 0.875               | 1.149               |
| Year Built or Year Renovated | Count | 2004 Weighted Mean | 2005 Weighted Mean | Percent Change | 2005 Lower 95% C.L. | 2005 Upper 95% C.L. |
| 1900-1910                    | 10    | 0.893              | 0.975              | 9.1%           | 0.893               | 1.057               |
| 1911-1920                    | 14    | 0.897              | 0.973              | 8.4%           | 0.898               | 1.048               |
| 1921-1930                    | 118   | 0.908              | 0.988              | 8.9%           | 0.968               | 1.009               |
| 1931-1940                    | 65    | 0.868              | 0.954              | 9.9%           | 0.924               | 0.984               |
| 1941-1950                    | 119   | 0.904              | 0.995              | 10.1%          | 0.976               | 1.014               |
| 1951-1960                    | 73    | 0.896              | 0.987              | 10.3%          | 0.961               | 1.013               |
| 1961-1970                    | 22    | 0.940              | 1.041              | 10.8%          | 0.992               | 1.090               |
| 1971-1980                    | 18    | 0.915              | 0.999              | 9.3%           | 0.943               | 1.056               |
| 1981-1990                    | 22    | 0.937              | 1.011              | 7.9%           | 0.972               | 1.050               |
| 1991-2000                    | 25    | 0.903              | 0.984              | 9.0%           | 0.938               | 1.030               |
| >2000                        | 23    | 0.978              | 0.979              | 0.1%           | 0.947               | 1.011               |
| Year Built > 2001 Y/N        | Count | 2004 Weighted Mean | 2005 Weighted Mean | Percent Change | 2005 Lower 95% C.L. | 2005 Upper 95% C.L. |
| No                           | 490   | 0.901              | 0.987              | 9.5%           | 0.977               | 0.997               |
| Yes                          | 19    | 1.008              | 0.994              | -1.4%          | 0.962               | 1.025               |
| Condition                    | Count | 2004 Weighted Mean | 2005 Weighted Mean | Percent Change | 2005 Lower 95% C.L. | 2005 Upper 95% C.L. |
| Average                      | 236   | 0.903              | 0.979              | 8.4%           | 0.965               | 0.993               |
| Good                         | 239   | 0.910              | 0.997              | 9.6%           | 0.983               | 1.011               |
| Excellent                    | 34    | 0.905              | 0.982              | 8.4%           | 0.948               | 1.016               |
| Stories                      | Count | 2004 Weighted Mean | 2005 Weighted Mean | Percent Change | 2005 Lower 95% C.L. | 2005 Upper 95% C.L. |
| 1                            | 331   | 0.899              | 0.991              | 10.2%          | 0.979               | 1.003               |
| 1.5                          | 121   | 0.909              | 0.982              | 8.0%           | 0.961               | 1.002               |
| 2                            | 55    | 0.933              | 0.984              | 5.5%           | 0.958               | 1.011               |
| >2                           | 2     | 1.010              | 1.016              | 0.6%           | -0.384              | 2.417               |

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| 1 Story w/<br>Basement Y/N | Count | 2004<br>Weighted<br>Mean | 2005<br>Weighted<br>Mean | Percent<br>Change | 2005 Lower<br>95% C.L. | 2005 Upper<br>95% C.L. |
|----------------------------|-------|--------------------------|--------------------------|-------------------|------------------------|------------------------|
| No                         | 256   | 0.920                    | 0.987                    | 7.3%              | 0.974                  | 1.001                  |
| Yes                        | 253   | 0.891                    | 0.988                    | 10.8%             | 0.974                  | 1.002                  |
| Above Grade Living<br>Area | Count | 2004<br>Weighted<br>Mean | 2005<br>Weighted<br>Mean | Percent<br>Change | 2005 Lower<br>95% C.L. | 2005 Upper<br>95% C.L. |
| <801                       | 49    | 0.906                    | 0.995                    | 9.9%              | 0.965                  | 1.026                  |
| 801-1000                   | 98    | 0.903                    | 0.994                    | 10.1%             | 0.973                  | 1.016                  |
| 1001-1200                  | 98    | 0.899                    | 0.988                    | 9.9%              | 0.964                  | 1.012                  |
| 1201-1400                  | 108   | 0.925                    | 1.006                    | 8.7%              | 0.986                  | 1.026                  |
| 1401-1600                  | 73    | 0.888                    | 0.970                    | 9.3%              | 0.944                  | 0.996                  |
| 1601-1800                  | 33    | 0.867                    | 0.941                    | 8.5%              | 0.902                  | 0.980                  |
| 1801-2000                  | 18    | 0.935                    | 1.010                    | 8.0%              | 0.956                  | 1.064                  |
| 2001-2500                  | 28    | 0.927                    | 0.974                    | 5.1%              | 0.931                  | 1.018                  |
| >2500                      | 4     | 0.996                    | 1.039                    | 4.2%              | 0.881                  | 1.197                  |
| View Y/N                   | Count | 2004<br>Weighted<br>Mean | 2005<br>Weighted<br>Mean | Percent<br>Change | 2005 Lower<br>95% C.L. | 2005 Upper<br>95% C.L. |
| No                         | 475   | 0.910                    | 0.989                    | 8.6%              | 0.979                  | 0.998                  |
| Yes                        | 34    | 0.859                    | 0.975                    | 13.5%             | 0.927                  | 1.023                  |
| Cascade View Y/N           | Count | 2004<br>Weighted<br>Mean | 2005<br>Weighted<br>Mean | Percent<br>Change | 2005 Lower<br>95% C.L. | 2005 Upper<br>95% C.L. |
| No                         | 493   | 0.910                    | 0.988                    | 8.6%              | 0.978                  | 0.998                  |
| Yes                        | 16    | 0.817                    | 0.977                    | 19.6%             | 0.917                  | 1.037                  |
| Waterfront                 | Count | 2004<br>Weighted<br>Mean | 2005<br>Weighted<br>Mean | Percent<br>Change | 2005 Lower<br>95% C.L. | 2005 Upper<br>95% C.L. |
| No                         | 509   | 0.906                    | 0.988                    | 9.0%              | 0.978                  | 0.997                  |
| Sub                        | Count | 2004<br>Weighted<br>Mean | 2005<br>Weighted<br>Mean | Percent<br>Change | 2005 Lower<br>95% C.L. | 2005 Upper<br>95% C.L. |
| 3                          | 73    | 0.926                    | 0.996                    | 7.6%              | 0.977                  | 1.015                  |
| 6                          | 164   | 0.890                    | 0.981                    | 10.2%             | 0.963                  | 0.999                  |
| 8                          | 177   | 0.906                    | 0.987                    | 8.9%              | 0.971                  | 1.003                  |
| 7                          | 95    | 0.918                    | 0.993                    | 8.2%              | 0.969                  | 1.018                  |

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A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is .988.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

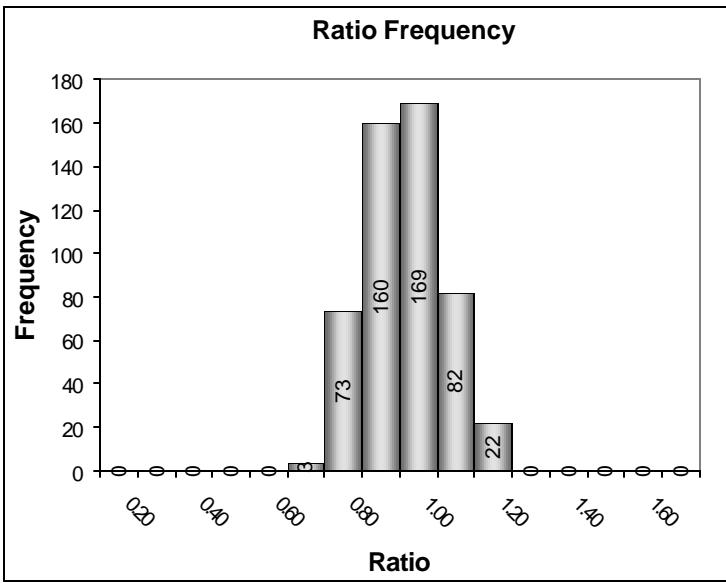
It is difficult to draw valid conclusions when the sales count is low.

| Neighborhood 1 Y/N | Count | 2004 Weighted Mean | 2005 Weighted Mean | Percent Change | 2005 Lower 95% C.L. | 2005 Upper 95% C.L. |
|--------------------|-------|--------------------|--------------------|----------------|---------------------|---------------------|
| 0                  | 346   | 0.900              | 0.983              | 9.2%           | 0.972               | 0.995               |
| 1                  | 163   | 0.917              | 0.995              | 8.6%           | 0.977               | 1.013               |
| Lot Size           | Count | 2004 Weighted Mean | 2005 Weighted Mean | Percent Change | 2005 Lower 95% C.L. | 2005 Upper 95% C.L. |
| <3000              | 16    | 0.985              | 1.041              | 5.6%           | 0.992               | 1.090               |
| 3000-4000          | 36    | 0.924              | 0.992              | 7.3%           | 0.948               | 1.036               |
| 4001-5000          | 76    | 0.925              | 1.006              | 8.8%           | 0.982               | 1.031               |
| 5001-6000          | 119   | 0.899              | 0.977              | 8.6%           | 0.957               | 0.996               |
| 6001-7000          | 114   | 0.903              | 0.988              | 9.4%           | 0.967               | 1.009               |
| 7001-8000          | 67    | 0.893              | 0.981              | 9.9%           | 0.955               | 1.008               |
| 8001-10000         | 53    | 0.903              | 0.991              | 9.7%           | 0.962               | 1.020               |
| 10001-12000        | 15    | 0.904              | 0.984              | 8.9%           | 0.926               | 1.042               |
| >12000             | 13    | 0.842              | 0.936              | 11.1%          | 0.859               | 1.013               |

# Annual Update Ratio Study Report (Before)

## 2004 Assessments

|   |                                 |   |  |
|---|---------------------------------|---|--|
| <b>District/Team:</b><br>NW / Team 3          | <b>Lien Date:</b><br>01/01/2004 | <b>Date of Report:</b><br>2/17/2005             | <b>Sales Dates:</b><br>1/2003 - 11/28/2004 |
| <b>Area</b><br>Northgate / Maple Leaf / 7     | <b>Appr ID:</b><br>JSAN         | <b>Property Type:</b><br>1 to 3 Unit Residences | <b>Adjusted for time?:</b><br>No           |
| <b>SAMPLE STATISTICS</b>                      |                                 |   |  |
| <i>Sample size (n)</i> 509                    |                                 |   |  |
| <i>Mean Assessed Value</i> 297,900            |                                 |   |  |
| <i>Mean Sales Price</i> 328,700               |                                 |   |  |
| <i>Standard Deviation AV</i> 59,418           |                                 |   |  |
| <i>Standard Deviation SP</i> 70,477           |                                 |   |  |
| <b>ASSESSMENT LEVEL</b>                       |                                 |   |  |
| <i>Arithmetic Mean Ratio</i> 0.915            |                                 |   |  |
| <i>Median Ratio</i> 0.911                     |                                 |   |  |
| <i>Weighted Mean Ratio</i> 0.906              |                                 |   |  |
| <b>UNIFORMITY</b>                             |                                 |   |  |
| <i>Lowest ratio</i> 0.643                     |                                 |   |  |
| <i>Highest ratio:</i> 1.170                   |                                 |   |  |
| <i>Coefficient of Dispersion</i> 9.27%        |                                 |   |  |
| <i>Standard Deviation</i> 0.104               |                                 |   |  |
| <i>Coefficient of Variation</i> 11.40%        |                                 |   |  |
| <i>Price Related Differential (PRD)</i> 1.010 |                                 |   |  |
| <b>RELIABILITY</b>                            |                                 |   |  |
| <b>95% Confidence: Median</b>                 |                                 |   |  |
| Lower limit 0.899                             |                                 |   |  |
| Upper limit 0.925                             |                                 |   |  |
| <b>95% Confidence: Mean</b>                   |                                 |   |  |
| Lower limit 0.906                             |                                 |   |  |
| Upper limit 0.925                             |                                 |   |  |
| <b>SAMPLE SIZE EVALUATION</b>                 |                                 |   |  |
| <i>N (population size)</i> 4852               |                                 |   |  |
| <i>B (acceptable error - in decimal)</i> 0.05 |                                 |   |  |
| <i>S (estimated from this sample)</i> 0.104   |                                 |   |  |
| <b>Recommended minimum:</b> 17                |                                 |   |  |
| <i>Actual sample size:</i> 509                |                                 |   |  |
| <b>Conclusion:</b> OK                         |                                 |   |  |
| <b>NORMALITY</b>                              |                                 |   |  |
| <b>Binomial Test</b>                          |                                 |   |  |
| # ratios below mean: 264                      |                                 |   |  |
| # ratios above mean: 245                      |                                 |   |  |
| Z: 0.842                                      |                                 |   |  |
| <b>Conclusion:</b> Normal*                    |                                 |   |  |
| <i>*i.e. no evidence of non-normality</i>     |                                 |   |  |



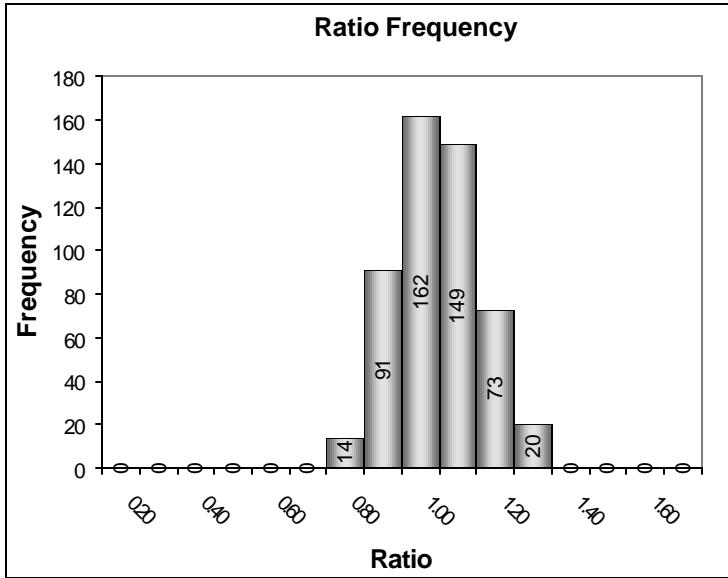
### COMMENTS:

1 to 3 Unit Residences throughout area 7

# Annual Update Ratio Study Report (After)

## 2005 Assessments

|   |                                 |   |  |
|---|---------------------------------|---|--|
| <b>District/Team:</b><br>NW / Team 3      | <b>Lien Date:</b><br>01/01/2005 | <b>Date of Report:</b><br>2/17/2005             | <b>Sales Dates:</b><br>1/2003 - 11/28/2004 |
| <b>Area</b><br>Northgate / Maple Leaf / 7 | <b>Appr ID:</b><br>JSAN         | <b>Property Type:</b><br>1 to 3 Unit Residences | <b>Adjusted for time?:</b><br>No           |
| <b>SAMPLE STATISTICS</b>                  |                                 |   |  |
| <i>Sample size (n)</i> 509                |                                 |   |  |
| <b>Mean Assessed Value</b>                | 324,600                         |   |  |
| <b>Mean Sales Price</b>                   | 328,700                         |   |  |
| <b>Standard Deviation AV</b>              | 61,706                          |   |  |
| <b>Standard Deviation SP</b>              | 70,477                          |   |  |
| <b>ASSESSMENT LEVEL</b>                   |                                 |   |  |
| <b>Arithmetic Mean Ratio</b>              | 0.998                           |   |  |
| <b>Median Ratio</b>                       | 0.994                           |   |  |
| <b>Weighted Mean Ratio</b>                | 0.988                           |   |  |
| <b>UNIFORMITY</b>                         |                                 |   |  |
| <b>Lowest ratio</b>                       | 0.765                           |   |  |
| <b>Highest ratio:</b>                     | 1.296                           |   |  |
| <b>Coefficient of Dispersion</b>          | 9.01%                           |   |  |
| <b>Standard Deviation</b>                 | 0.110                           |   |  |
| <b>Coefficient of Variation</b>           | 11.01%                          |   |  |
| <b>Price Related Differential (PRD)</b>   | 1.011                           |   |  |
| <b>RELIABILITY</b>                        |                                 |   |  |
| <b>95% Confidence: Median</b>             |                                 |   |  |
| Lower limit                               | 0.984                           |   |  |
| Upper limit                               | 1.007                           |   |  |
| <b>95% Confidence: Mean</b>               |                                 |   |  |
| Lower limit                               | 0.989                           |   |  |
| Upper limit                               | 1.008                           |   |  |
| <b>SAMPLE SIZE EVALUATION</b>             |                                 |   |  |
| <b>N (population size)</b>                | 4852                            |   |  |
| <b>B (acceptable error - in decimal)</b>  | 0.05                            |   |  |
| <b>S (estimated from this sample)</b>     | 0.110                           |   |  |
| <b>Recommended minimum:</b>               | 19                              |   |  |
| <b>Actual sample size:</b>                | 509                             |   |  |
| <b>Conclusion:</b>                        | OK                              |   |  |
| <b>NORMALITY</b>                          |                                 |   |  |
| <b>Binomial Test</b>                      |                                 |   |  |
| # ratios below mean:                      | 265                             |   |  |
| # ratios above mean:                      | 244                             |   |  |
| <b>Z:</b>                                 | 0.931                           |   |  |
| <b>Conclusion:</b>                        | Normal*                         |   |  |
| <i>*i.e. no evidence of non-normality</i> |                                 |   |  |



### COMMENTS:

1 to 3 Unit Residences throughout area 7

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

|              |   |
|--------------|---|
| 1= Poor      | Many repairs needed. Showing serious deterioration  |
| 2= Fair      | Some repairs needed immediately. Much deferred maintenance.   |
| 3= Average   | Depending upon age of improvement; normal amount of upkeep for the age of the home.                             |
| 4= Good      | Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain |
| 5= Very Good | Excellent maintenance and updating on home. Not a total renovation.   |

### **Residential Building Grades**

|              |  |
|--------------|--|
| Grades 1 - 3 | Falls short of minimum building standards. Normally cabin or inferior structure.   |
| Grade 4      | Generally older low quality construction. Does not meet code.  |
| Grade 5      | Lower construction costs and workmanship. Small, simple design.  |
| Grade 6      | Lowest grade currently meeting building codes. Low quality materials, simple designs.  |
| Grade 7      | Average grade of construction and design. Commonly seen in plats and older subdivisions.   |
| Grade 8      | Just above average in construction and design. Usually better materials in both the exterior and interior finishes.  |
| Grade 9      | Better architectural design, with extra exterior and interior design and quality.  |
| Grade 10     | Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage. |
| Grade 11     | Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.                                 |
| Grade 12     | Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.   |
| Grade 13     | Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.           |

***Improved Sales Used in this Annual Update Analysis***  
**Area 7**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address         |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|-----------------------|
| 3        | 641160 | 0182  | 7/22/03   | \$217,000  | 720                | 180           | 6         | 1947           | 4    | 9035     | 0    | 0           | 11606 3RD AV NE       |
| 3        | 204450 | 0212  | 10/24/03  | \$235,000  | 730                | 0             | 6         | 1945           | 4    | 6217     | 0    | 0           | 11745 14TH AV NE      |
| 3        | 641210 | 0091  | 4/12/04   | \$215,000  | 760                | 0             | 6         | 1940           | 4    | 5692     | 0    | 0           | 332 NE 120TH ST       |
| 3        | 641410 | 0752  | 6/29/04   | \$226,600  | 770                | 0             | 6         | 1951           | 4    | 6932     | 0    | 0           | 12749 ROOSEVELT WY NE |
| 3        | 641310 | 0121  | 7/24/03   | \$224,900  | 790                | 0             | 6         | 1950           | 4    | 7200     | 0    | 0           | 822 NE 115TH ST       |
| 3        | 204450 | 0090  | 5/28/03   | \$195,000  | 820                | 0             | 6         | 1941           | 3    | 9014     | 0    | 0           | 11520 ROOSEVELT WY NE |
| 3        | 641310 | 0102  | 11/24/03  | \$227,000  | 930                | 0             | 6         | 1944           | 3    | 6110     | 0    | 0           | 11529 8TH AV NE       |
| 3        | 292604 | 9370  | 1/9/03    | \$206,800  | 970                | 0             | 6         | 1949           | 4    | 7361     | 0    | 0           | 1215 NE 125TH ST      |
| 3        | 641360 | 0120  | 10/20/04  | \$226,000  | 980                | 0             | 6         | 1967           | 4    | 7490     | 0    | 0           | 12036 8TH AV NE       |
| 3        | 641160 | 0440  | 1/23/04   | \$225,000  | 990                | 0             | 6         | 1934           | 4    | 14040    | 0    | 0           | 11743 5TH AV NE       |
| 3        | 641310 | 0073  | 9/9/04    | \$254,700  | 770                | 0             | 7         | 1941           | 3    | 4000     | 0    | 0           | 11549 8TH AV NE       |
| 3        | 271110 | 0015  | 4/16/04   | \$238,000  | 850                | 0             | 7         | 1947           | 4    | 6000     | 1    | 0           | 917 NE 113TH ST       |
| 3        | 271110 | 0060  | 6/3/04    | \$222,950  | 850                | 0             | 7         | 1947           | 4    | 6004     | 0    | 0           | 905 NE 114TH ST       |
| 3        | 292604 | 9191  | 5/16/03   | \$279,900  | 860                | 360           | 7         | 1941           | 4    | 6250     | 0    | 0           | 315 NE 115TH ST       |
| 3        | 260520 | 0010  | 7/31/03   | \$235,000  | 910                | 0             | 7         | 1950           | 4    | 7311     | 0    | 0           | 12349 11TH AV NE      |
| 3        | 260520 | 0025  | 10/25/04  | \$216,000  | 910                | 0             | 7         | 1949           | 3    | 7311     | 0    | 0           | 12331 11TH AV NE      |
| 3        | 641160 | 0172  | 10/13/04  | \$305,450  | 940                | 940           | 7         | 1916           | 4    | 6930     | 0    | 0           | 11526 3RD AV NE       |
| 3        | 271160 | 0035  | 6/23/04   | \$274,000  | 940                | 290           | 7         | 1951           | 5    | 5150     | 0    | 0           | 11425 12TH AV NE      |
| 3        | 271160 | 0035  | 2/25/03   | \$240,000  | 940                | 290           | 7         | 1951           | 5    | 5150     | 0    | 0           | 11425 12TH AV NE      |
| 3        | 641410 | 0121  | 5/4/04    | \$239,000  | 950                | 0             | 7         | 1950           | 3    | 6000     | 0    | 0           | 12534 8TH AV NE       |
| 3        | 641360 | 0146  | 4/16/04   | \$268,500  | 960                | 320           | 7         | 1942           | 4    | 7200     | 0    | 0           | 12005 ROOSEVELT WY NE |
| 3        | 641310 | 0203  | 7/1/03    | \$208,000  | 960                | 0             | 7         | 1955           | 3    | 8619     | 0    | 0           | 11537 ROOSEVELT WY NE |
| 3        | 641310 | 0174  | 9/27/04   | \$268,000  | 1000               | 0             | 7         | 1960           | 4    | 7200     | 0    | 0           | 11501 ROOSEVELT WY NE |
| 3        | 641410 | 0013  | 8/19/04   | \$235,500  | 1090               | 0             | 7         | 1952           | 4    | 7200     | 0    | 0           | 510 NE 125TH ST       |
| 3        | 641310 | 0071  | 9/10/04   | \$324,500  | 1100               | 0             | 7         | 1937           | 5    | 9120     | 0    | 0           | 535 NE 117TH ST       |
| 3        | 641410 | 0061  | 9/8/04    | \$349,000  | 1130               | 0             | 7         | 1947           | 4    | 7729     | 0    | 0           | 12521 8TH AV NE       |
| 3        | 641410 | 0060  | 8/5/03    | \$324,900  | 1130               | 180           | 7         | 1947           | 4    | 7729     | 0    | 0           | 12515 8TH AV NE       |
| 3        | 204450 | 0254  | 3/10/03   | \$230,000  | 1130               | 0             | 7         | 1941           | 3    | 6907     | 0    | 0           | 1218 NE 117TH ST      |
| 3        | 292604 | 9121  | 1/28/04   | \$252,800  | 1130               | 0             | 7         | 1971           | 4    | 11475    | 0    | 0           | 11348 5TH AV NE       |
| 3        | 641310 | 0360  | 11/12/03  | \$265,000  | 1140               | 0             | 7         | 1948           | 4    | 8204     | 0    | 0           | 923 NE 120TH ST       |

***Improved Sales Used in this Annual Update Analysis***  
**Area 7**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address         |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|-----------------------|
| 3        | 641160 | 0203  | 10/13/04  | \$320,000  | 1150               | 1150          | 7         | 1972           | 3    | 11652    | 0    | 0           | 11533 5TH AV NE       |
| 3        | 641410 | 0055  | 3/24/03   | \$344,000  | 1150               | 660           | 7         | 2002           | 3    | 7228     | 0    | 0           | 536 NE 125TH ST       |
| 3        | 641360 | 0147  | 7/22/04   | \$265,000  | 1170               | 1070          | 7         | 1946           | 3    | 7526     | 0    | 0           | 12009 ROOSEVELT WY NE |
| 3        | 641360 | 0072  | 6/7/04    | \$320,412  | 1230               | 260           | 7         | 1963           | 3    | 12240    | 0    | 0           | 12035 8TH AV NE       |
| 3        | 641360 | 0273  | 8/17/04   | \$362,500  | 1260               | 850           | 7         | 1999           | 3    | 6754     | 0    | 0           | 12338 8TH AV NE       |
| 3        | 292604 | 9543  | 4/12/04   | \$310,000  | 1260               | 870           | 7         | 1995           | 3    | 6187     | 0    | 0           | 1201 NE 125TH ST      |
| 3        | 204450 | 0242  | 6/10/03   | \$270,000  | 1290               | 0             | 7         | 1952           | 4    | 9120     | 0    | 0           | 11714 12TH AV NE      |
| 3        | 204450 | 0243  | 5/9/03    | \$252,000  | 1290               | 0             | 7         | 1952           | 4    | 10800    | 0    | 0           | 11712 12TH AV NE      |
| 3        | 641160 | 0186  | 6/16/04   | \$270,000  | 1310               | 120           | 7         | 1934           | 3    | 9552     | 0    | 0           | 11622 3RD AV NE       |
| 3        | 292604 | 9557  | 6/26/03   | \$279,950  | 1320               | 280           | 7         | 2003           | 3    | 1873     | 0    | 0           | 1225 NE 124TH ST      |
| 3        | 292604 | 9556  | 7/18/03   | \$283,000  | 1330               | 130           | 7         | 2003           | 3    | 1687     | 0    | 0           | 1229 NE 124TH ST      |
| 3        | 292604 | 9324  | 7/11/03   | \$279,950  | 1330               | 130           | 7         | 2003           | 3    | 2189     | 0    | 0           | 1223 NE 124TH ST      |
| 3        | 292604 | 9555  | 6/12/03   | \$277,000  | 1330               | 130           | 7         | 2003           | 3    | 1954     | 0    | 0           | 1231 NE 124TH ST      |
| 3        | 204450 | 0068  | 10/25/04  | \$327,000  | 1340               | 610           | 7         | 1985           | 3    | 7478     | 0    | 0           | 1019 NE 117TH ST      |
| 3        | 271160 | 0030  | 3/25/04   | \$280,000  | 1340               | 1340          | 7         | 1951           | 3    | 7000     | 0    | 0           | 11415 12TH AV NE      |
| 3        | 292604 | 9545  | 9/4/03    | \$375,125  | 1350               | 900           | 7         | 2003           | 3    | 5500     | 0    | 0           | 825 NE 115TH ST       |
| 3        | 292604 | 9244  | 9/3/03    | \$375,000  | 1350               | 900           | 7         | 2003           | 3    | 5500     | 0    | 0           | 821 NE 115TH ST       |
| 3        | 641310 | 0094  | 11/3/03   | \$258,000  | 1390               | 0             | 7         | 1988           | 3    | 6500     | 0    | 0           | 11528 7TH AV NE       |
| 3        | 641410 | 0103  | 2/18/03   | \$283,000  | 1390               | 840           | 7         | 1940           | 4    | 7200     | 0    | 0           | 808 NE 125TH ST       |
| 3        | 292604 | 9446  | 11/19/03  | \$212,500  | 1410               | 0             | 7         | 1975           | 3    | 6941     | 0    | 0           | 1103 NE 123RD ST      |
| 3        | 641410 | 0072  | 4/22/04   | \$280,000  | 1430               | 0             | 7         | 1954           | 4    | 8850     | 0    | 0           | 533 NE 126TH ST       |
| 3        | 204450 | 0125  | 5/17/04   | \$338,000  | 1730               | 0             | 7         | 1988           | 3    | 7709     | 0    | 0           | 11519 C 12TH AV NE    |
| 3        | 082000 | 0010  | 10/25/04  | \$325,000  | 1770               | 0             | 7         | 2001           | 3    | 2027     | 0    | 0           | 12332 A 14TH AV NE    |
| 3        | 204450 | 0161  | 10/23/03  | \$401,000  | 1800               | 0             | 7         | 1947           | 5    | 9000     | 0    | 0           | 1046 NE 117TH ST      |
| 3        | 573050 | 0005  | 1/29/03   | \$281,250  | 1870               | 0             | 7         | 1950           | 3    | 6327     | 0    | 0           | 12357 14TH AV NE      |
| 3        | 204450 | 0067  | 12/22/03  | \$291,970  | 1900               | 0             | 7         | 1985           | 3    | 7200     | 0    | 0           | 1025 NE 117TH ST      |
| 3        | 641410 | 0071  | 11/25/03  | \$260,000  | 1950               | 0             | 7         | 1954           | 4    | 7600     | 0    | 0           | 541 NE 126TH ST       |
| 3        | 641410 | 0091  | 9/29/04   | \$355,000  | 2040               | 0             | 7         | 1953           | 4    | 6000     | 0    | 0           | 12619 8TH AV NE       |
| 3        | 641360 | 0080  | 8/22/03   | \$311,500  | 2130               | 0             | 7         | 1951           | 4    | 6120     | 0    | 0           | 12057 8TH AV NE       |
| 3        | 641360 | 0199  | 10/6/03   | \$322,500  | 2180               | 0             | 7         | 1988           | 3    | 7219     | 0    | 0           | 832 NE 123RD ST       |
| 3        | 641310 | 0070  | 9/21/04   | \$329,000  | 2320               | 0             | 7         | 1940           | 4    | 9000     | 0    | 0           | 555 NE 117TH ST       |

***Improved Sales Used in this Annual Update Analysis***  
**Area 7**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address        |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|----------------------|
| 3        | 641360 | 0077  | 7/9/03    | \$335,000  | 2830               | 0             | 7         | 1937           | 4    | 12250    | 0    | 0           | 12041 8TH AV NE      |
| 3        | 616100 | 0031  | 10/4/04   | \$338,750  | 1220               | 430           | 8         | 1951           | 4    | 9656     | 0    | 0           | 11514 3RD AV NE      |
| 3        | 950990 | 0045  | 9/14/04   | \$355,000  | 1290               | 700           | 8         | 1957           | 4    | 5827     | 0    | 0           | 521 NE 124TH ST      |
| 3        | 925990 | 0015  | 4/15/04   | \$281,000  | 1310               | 0             | 8         | 1956           | 4    | 9276     | 0    | 0           | 1110 NE 123RD ST     |
| 3        | 616100 | 0005  | 7/22/03   | \$325,000  | 1330               | 320           | 8         | 1947           | 4    | 10542    | 0    | 0           | 11527 4TH AV NE      |
| 3        | 223980 | 0070  | 3/28/03   | \$335,000  | 1380               | 920           | 8         | 1959           | 4    | 7700     | 0    | 0           | 11550 6TH PL NE      |
| 3        | 641310 | 0282  | 10/6/03   | \$368,450  | 1410               | 645           | 8         | 1959           | 4    | 7200     | 0    | 0           | 11732 7TH AV NE      |
| 3        | 641160 | 0462  | 7/26/04   | \$387,000  | 1580               | 460           | 8         | 1958           | 4    | 7400     | 0    | 0           | 11715 5TH AV NE      |
| 3        | 641360 | 0346  | 11/11/03  | \$300,000  | 1630               | 0             | 8         | 1961           | 3    | 11639    | 0    | 0           | 12314 5TH AV NE      |
| 3        | 223980 | 0060  | 2/10/04   | \$395,000  | 1690               | 570           | 8         | 1964           | 4    | 7056     | 0    | 0           | 11544 6TH PL NE      |
| 3        | 641360 | 0345  | 2/12/03   | \$320,000  | 1710               | 340           | 8         | 1946           | 3    | 6631     | 0    | 0           | 12316 5TH AV NE      |
| 3        | 641360 | 0177  | 7/7/04    | \$368,000  | 2320               | 0             | 8         | 1956           | 3    | 8160     | 0    | 0           | 906 NE 122ND ST      |
| 6        | 802420 | 2480  | 5/10/04   | \$220,000  | 500                | 400           | 6         | 1942           | 4    | 4410     | 0    | 0           | 9610 17TH AV NE      |
| 6        | 890100 | 1365  | 7/28/03   | \$215,000  | 570                | 0             | 6         | 1921           | 4    | 7500     | 0    | 0           | 10720 20TH AV NE     |
| 6        | 510140 | 5815  | 11/15/04  | \$215,000  | 650                | 120           | 6         | 1926           | 4    | 6090     | 0    | 0           | 2148 NE 100TH ST     |
| 6        | 510140 | 2270  | 11/19/03  | \$241,500  | 680                | 0             | 6         | 1940           | 3    | 4896     | 0    | 0           | 8903 20TH AV NE      |
| 6        | 510140 | 5733  | 2/12/03   | \$189,950  | 690                | 0             | 6         | 1938           | 4    | 5330     | 0    | 0           | 2007 NE 102ND ST     |
| 6        | 802420 | 2365  | 9/21/04   | \$233,000  | 700                | 0             | 6         | 1944           | 4    | 5160     | 0    | 0           | 1800 NE 96TH ST      |
| 6        | 741120 | 0026  | 4/7/03    | \$213,500  | 710                | 80            | 6         | 1930           | 3    | 2520     | 0    | 0           | 1651 NE 86TH ST      |
| 6        | 510040 | 0340  | 8/7/03    | \$224,950  | 750                | 0             | 6         | 1941           | 3    | 5200     | 1    | 0           | 1713 NE 86TH ST      |
| 6        | 510140 | 8479  | 4/21/04   | \$244,500  | 760                | 550           | 6         | 1934           | 4    | 5712     | 0    | 0           | 10405 8TH AV NE      |
| 6        | 510140 | 2545  | 8/14/03   | \$292,950  | 780                | 130           | 6         | 1939           | 4    | 6380     | 0    | 0           | 1734 NE 91ST ST      |
| 6        | 510140 | 4082  | 8/29/03   | \$299,950  | 800                | 130           | 6         | 1944           | 3    | 6380     | 0    | 0           | 1526 NE 92ND ST      |
| 6        | 890200 | 0085  | 9/17/04   | \$255,000  | 810                | 0             | 6         | 1937           | 3    | 7191     | 0    | 0           | 10548 VICTORY LN NE  |
| 6        | 890200 | 0295  | 8/15/03   | \$188,000  | 810                | 340           | 6         | 1937           | 3    | 11000    | 0    | 0           | 2429 NE NORTHGATE WY |
| 6        | 510140 | 8435  | 5/29/03   | \$246,000  | 830                | 0             | 6         | 1938           | 4    | 10730    | 0    | 0           | 536 NE 104TH ST      |
| 6        | 510140 | 5810  | 4/21/04   | \$253,000  | 870                | 0             | 6         | 1926           | 5    | 6090     | 0    | 0           | 2154 NE 100TH ST     |
| 6        | 510140 | 8725  | 3/24/04   | \$246,000  | 930                | 0             | 6         | 1924           | 4    | 5376     | 0    | 0           | 807 NE 104TH ST      |
| 6        | 510140 | 2348  | 4/22/03   | \$284,000  | 1010               | 0             | 6         | 1914           | 4    | 6304     | 0    | 0           | 9018 15TH AV NE      |
| 6        | 510140 | 5757  | 6/9/04    | \$305,000  | 1030               | 0             | 6         | 1927           | 4    | 5334     | 0    | 0           | 2117 NE 102ND ST     |
| 6        | 743450 | 0065  | 6/26/03   | \$265,000  | 1120               | 0             | 6         | 1926           | 5    | 6700     | 0    | 0           | 1236 NE 103RD ST     |

***Improved Sales Used in this Annual Update Analysis***  
**Area 7**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address         |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|-----------------------|
| 6        | 510140 | 1762  | 7/6/04    | \$260,000  | 1140               | 0             | 6         | 1928           | 4    | 7250     | 0    | 0           | 1540 NE 88TH ST       |
| 6        | 890100 | 0130  | 3/28/03   | \$255,500  | 1180               | 0             | 6         | 1941           | 4    | 4950     | 0    | 0           | 1545 NE 107TH ST      |
| 6        | 510140 | 8568  | 7/15/03   | \$301,000  | 1290               | 0             | 6         | 1987           | 3    | 7250     | 0    | 0           | 1015 NE 105TH ST      |
| 6        | 510140 | 2228  | 9/21/04   | \$350,000  | 1410               | 0             | 6         | 1911           | 4    | 7448     | 0    | 0           | 1719 NE 90TH ST       |
| 6        | 802420 | 2372  | 7/27/04   | \$237,400  | 700                | 0             | 7         | 1944           | 5    | 5400     | 0    | 0           | 1808 NE 96TH ST       |
| 6        | 510140 | 5278  | 10/9/03   | \$230,000  | 730                | 0             | 7         | 1946           | 4    | 6200     | 0    | 0           | 9707 23RD AV NE       |
| 6        | 510140 | 5800  | 3/25/03   | \$290,000  | 750                | 800           | 7         | 1947           | 4    | 5334     | 0    | 0           | 2127 NE 102ND ST      |
| 6        | 510140 | 4116  | 4/21/04   | \$264,800  | 770                | 0             | 7         | 1948           | 3    | 5376     | 0    | 0           | 9217 17TH AV NE       |
| 6        | 510140 | 4107  | 5/7/03    | \$246,900  | 770                | 0             | 7         | 1948           | 3    | 5376     | 0    | 0           | 9233 17TH AV NE       |
| 6        | 326530 | 0320  | 8/25/03   | \$295,000  | 780                | 500           | 7         | 1941           | 4    | 5460     | 0    | 0           | 9719 20TH AV NE       |
| 6        | 510140 | 2620  | 9/14/04   | \$257,000  | 780                | 0             | 7         | 1947           | 3    | 6815     | 0    | 0           | 1519 NE 92ND ST       |
| 6        | 510140 | 4121  | 7/2/04    | \$280,000  | 820                | 0             | 7         | 1948           | 3    | 5376     | 0    | 0           | 9201 17TH AV NE       |
| 6        | 510140 | 2380  | 9/26/03   | \$315,000  | 820                | 520           | 7         | 1958           | 4    | 6380     | 0    | 0           | 1725 NE 91ST ST       |
| 6        | 510140 | 4105  | 9/15/03   | \$240,000  | 820                | 0             | 7         | 1948           | 3    | 5376     | 0    | 0           | 9241 17TH AV NE       |
| 6        | 510140 | 8531  | 11/7/03   | \$245,000  | 820                | 0             | 7         | 1941           | 4    | 6380     | 0    | 0           | 837 NE 105TH ST       |
| 6        | 510140 | 2236  | 5/4/04    | \$335,000  | 850                | 240           | 7         | 1940           | 3    | 6380     | 0    | 0           | 1712 NE 89TH ST       |
| 6        | 510140 | 2556  | 2/7/03    | \$205,000  | 850                | 0             | 7         | 1930           | 3    | 6380     | 0    | 0           | 1729 NE 92ND ST       |
| 6        | 510140 | 8595  | 8/17/04   | \$274,000  | 860                | 0             | 7         | 1954           | 3    | 5520     | 0    | 0           | 10401 12TH AV NE      |
| 6        | 510140 | 1003  | 5/7/03    | \$287,000  | 860                | 0             | 7         | 1942           | 5    | 5376     | 0    | 0           | 8625 17TH AV NE       |
| 6        | 510140 | 8703  | 11/25/03  | \$315,000  | 860                | 700           | 7         | 1942           | 4    | 6380     | 0    | 0           | 1048 NE 103RD ST      |
| 6        | 510140 | 5335  | 6/17/03   | \$261,900  | 870                | 390           | 7         | 1941           | 3    | 9570     | 0    | 0           | 2046 NE 98TH ST       |
| 6        | 510140 | 4404  | 4/12/03   | \$279,900  | 880                | 270           | 7         | 1941           | 3    | 5376     | 0    | 0           | 1704 NE 94TH ST       |
| 6        | 510140 | 7855  | 6/30/04   | \$293,000  | 900                | 600           | 7         | 1947           | 4    | 5760     | 0    | 0           | 10408 17TH AV NE      |
| 6        | 890100 | 1375  | 10/24/03  | \$245,950  | 900                | 0             | 7         | 1939           | 4    | 6998     | 0    | 0           | 10736 20TH AV NE      |
| 6        | 510140 | 4356  | 6/25/04   | \$267,150  | 920                | 670           | 7         | 1938           | 3    | 5376     | 0    | 0           | 9422 20TH AV NE       |
| 6        | 510140 | 5613  | 12/22/03  | \$290,000  | 920                | 760           | 7         | 1954           | 4    | 8555     | 0    | 0           | 1546 NE 100TH ST      |
| 6        | 510140 | 7020  | 8/25/04   | \$360,000  | 930                | 290           | 7         | 1946           | 4    | 7728     | 0    | 0           | 10219 23RD AV NE      |
| 6        | 288770 | 0160  | 4/1/04    | \$346,000  | 930                | 500           | 7         | 1927           | 4    | 3800     | 0    | 0           | 8233 16TH AV NE       |
| 6        | 510140 | 2310  | 7/9/03    | \$250,000  | 940                | 0             | 7         | 1949           | 3    | 8910     | 0    | 0           | 9008 15TH AV NE       |
| 6        | 326530 | 0305  | 8/23/04   | \$279,000  | 960                | 0             | 7         | 1931           | 4    | 5460     | 0    | 0           | 9703 20TH AV NE       |
| 6        | 147220 | 0130  | 5/27/04   | \$259,000  | 960                | 960           | 7         | 1978           | 3    | 6240     | 0    | 0           | 10606 ROOSEVELT WY NE |

***Improved Sales Used in this Annual Update Analysis***  
**Area 7**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address         |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|-----------------------|
| 6        | 288770 | 0055  | 5/25/04   | \$301,000  | 1000               | 0             | 7         | 1929           | 4    | 2700     | 0    | 0           | 8228 15TH AV NE       |
| 6        | 510140 | 8774  | 9/30/03   | \$349,950  | 1010               | 800           | 7         | 1958           | 3    | 8120     | 0    | 0           | 842 NE 103RD ST       |
| 6        | 147220 | 0165  | 9/26/03   | \$265,000  | 1020               | 280           | 7         | 1956           | 4    | 7452     | 0    | 0           | 1102 NE 106TH ST      |
| 6        | 510140 | 2292  | 5/21/04   | \$412,000  | 1040               | 450           | 7         | 1952           | 3    | 12760    | 0    | 0           | 1528 NE 89TH ST       |
| 6        | 510140 | 5268  | 3/24/03   | \$298,999  | 1040               | 600           | 7         | 1967           | 3    | 9570     | 0    | 0           | 2048 NE 97TH ST       |
| 6        | 510140 | 5945  | 11/17/03  | \$259,950  | 1050               | 240           | 7         | 1947           | 4    | 6930     | 0    | 0           | 2316 NE 102ND ST      |
| 6        | 802420 | 2392  | 8/13/04   | \$338,000  | 1100               | 470           | 7         | 1982           | 3    | 5103     | 0    | 0           | 1818 NE 96TH ST       |
| 6        | 510140 | 7350  | 7/1/04    | \$327,000  | 1120               | 0             | 7         | 1946           | 4    | 8624     | 0    | 0           | 10314 20TH AV NE      |
| 6        | 116000 | 0235  | 8/9/04    | \$287,400  | 1120               | 0             | 7         | 1942           | 4    | 6832     | 0    | 0           | 10828 12TH AV NE      |
| 6        | 510140 | 8783  | 7/22/03   | \$277,226  | 1120               | 1120          | 7         | 1976           | 3    | 4896     | 0    | 0           | 10311 ROOSEVELT WY NE |
| 6        | 116000 | 0370  | 1/6/03    | \$279,950  | 1120               | 890           | 7         | 1947           | 4    | 8704     | 0    | 0           | 10701 15TH AV NE      |
| 6        | 510140 | 5036  | 3/18/04   | \$311,200  | 1130               | 400           | 7         | 1941           | 4    | 8000     | 0    | 0           | 2035 NE 97TH ST       |
| 6        | 510140 | 8638  | 8/22/03   | \$309,000  | 1130               | 120           | 7         | 1946           | 4    | 6000     | 0    | 0           | 1246 NE 104TH ST      |
| 6        | 147220 | 0055  | 9/22/04   | \$250,000  | 1130               | 0             | 7         | 1960           | 4    | 6901     | 0    | 0           | 1026 NE 105TH ST      |
| 6        | 510140 | 1801  | 9/21/04   | \$375,000  | 1160               | 570           | 7         | 1939           | 3    | 5376     | 0    | 0           | 1575 NE 89TH ST       |
| 6        | 116000 | 0050  | 6/30/03   | \$346,500  | 1160               | 1160          | 7         | 1976           | 4    | 6900     | 0    | 0           | 1029 NE NORTHGATE WY  |
| 6        | 510140 | 5580  | 8/24/03   | \$289,000  | 1160               | 510           | 7         | 1940           | 3    | 8700     | 0    | 0           | 1514 NE 100TH ST      |
| 6        | 510140 | 4035  | 3/9/04    | \$277,000  | 1180               | 220           | 7         | 1940           | 3    | 6598     | 0    | 0           | 9204 15TH AV NE       |
| 6        | 116000 | 0385  | 3/4/03    | \$278,000  | 1180               | 1140          | 7         | 1940           | 4    | 8160     | 0    | 0           | 10719 15TH AV NE      |
| 6        | 510140 | 7285  | 9/27/04   | \$360,000  | 1190               | 1070          | 7         | 1947           | 4    | 12760    | 0    | 0           | 1737 NE 104TH ST      |
| 6        | 802420 | 1985  | 10/18/04  | \$301,000  | 1190               | 200           | 7         | 1928           | 4    | 5080     | 0    | 0           | 1525 NE 97TH ST       |
| 6        | 864150 | 0040  | 6/26/03   | \$339,950  | 1200               | 1220          | 7         | 2002           | 3    | 6240     | 0    | 0           | 9108 20TH AV NE       |
| 6        | 802420 | 2170  | 4/22/03   | \$265,000  | 1210               | 0             | 7         | 1929           | 3    | 6183     | 0    | 0           | 1548 NE 95TH ST       |
| 6        | 510140 | 7745  | 9/18/03   | \$319,950  | 1220               | 140           | 7         | 1918           | 4    | 6525     | 0    | 0           | 1717 NE 105TH ST      |
| 6        | 292604 | 9527  | 11/19/04  | \$336,999  | 1220               | 730           | 7         | 1983           | 4    | 7200     | 0    | 0           | 1000 NE 105TH ST      |
| 6        | 116000 | 0140  | 1/13/04   | \$339,950  | 1220               | 1070          | 7         | 1949           | 4    | 6696     | 0    | 0           | 10834 11TH AV NE      |
| 6        | 116000 | 0215  | 2/14/03   | \$190,000  | 1220               | 0             | 7         | 1949           | 3    | 7200     | 0    | 0           | 1215 NE NORTHGATE WY  |
| 6        | 510140 | 5606  | 8/28/03   | \$384,950  | 1230               | 490           | 7         | 1952           | 4    | 10752    | 0    | 0           | 1549 NE 102ND ST      |
| 6        | 802420 | 2046  | 11/15/04  | \$411,000  | 1240               | 630           | 7         | 1959           | 3    | 6731     | 1    | 0           | 1538 NE 96TH ST       |
| 6        | 116000 | 0185  | 1/23/04   | \$329,000  | 1270               | 900           | 7         | 1947           | 4    | 7800     | 0    | 0           | 10823 12TH AV NE      |
| 6        | 510140 | 1021  | 8/20/03   | \$295,000  | 1270               | 640           | 7         | 1941           | 3    | 5376     | 0    | 0           | 8601 17TH AV NE       |

***Improved Sales Used in this Annual Update Analysis***  
**Area 7**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address         |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|-----------------------|
| 6        | 510140 | 8516  | 9/24/04   | \$324,950  | 1280               | 150           | 7         | 1977           | 3    | 5945     | 0    | 0           | 818 NE 104TH ST       |
| 6        | 510140 | 4935  | 3/10/04   | \$288,000  | 1320               | 0             | 7         | 1977           | 3    | 10400    | 0    | 0           | 9512 20TH AV NE       |
| 6        | 510140 | 2318  | 4/7/04    | \$326,000  | 1320               | 0             | 7         | 1938           | 4    | 7840     | 1    | 0           | 9001 17TH AV NE       |
| 6        | 510140 | 5941  | 4/13/04   | \$347,000  | 1320               | 900           | 7         | 1996           | 3    | 5567     | 0    | 0           | 2320 NE 102ND ST      |
| 6        | 288770 | 0430  | 8/13/03   | \$362,500  | 1330               | 0             | 7         | 1927           | 4    | 3800     | 0    | 0           | 8243 17TH AV NE       |
| 6        | 890200 | 0267  | 2/20/03   | \$340,000  | 1330               | 930           | 7         | 2002           | 3    | 7209     | 1    | 0           | 10840 24TH ST NE      |
| 6        | 802420 | 1870  | 7/15/04   | \$290,000  | 1330               | 1110          | 7         | 1918           | 4    | 5080     | 0    | 0           | 1532 NE 97TH ST       |
| 6        | 510140 | 5260  | 2/5/03    | \$290,000  | 1350               | 0             | 7         | 1946           | 4    | 8400     | 0    | 0           | 2032 NE 97TH ST       |
| 6        | 557720 | 0175  | 8/11/04   | \$370,000  | 1360               | 400           | 7         | 1960           | 3    | 12528    | 0    | 0           | 1524 NE 103RD ST      |
| 6        | 510140 | 8685  | 6/28/04   | \$372,000  | 1360               | 500           | 7         | 1965           | 4    | 6525     | 0    | 0           | 1023 NE 104TH ST      |
| 6        | 864150 | 0365  | 7/15/03   | \$237,500  | 1360               | 0             | 7         | 1988           | 3    | 3360     | 0    | 0           | 9000 20TH AV NE       |
| 6        | 890100 | 0763  | 2/26/04   | \$359,000  | 1370               | 0             | 7         | 2002           | 3    | 8000     | 0    | 0           | 10754 17TH AV NE      |
| 6        | 116000 | 0405  | 3/23/04   | \$377,870  | 1370               | 930           | 7         | 2004           | 3    | 8160     | 0    | 0           | 10745 15TH AV NE      |
| 6        | 510140 | 2376  | 6/24/04   | \$323,000  | 1390               | 580           | 7         | 1946           | 3    | 8845     | 0    | 0           | 1714 NE 90TH ST       |
| 6        | 510140 | 2374  | 4/27/04   | \$380,000  | 1410               | 640           | 7         | 1946           | 5    | 6815     | 0    | 0           | 1718 NE 90TH ST       |
| 6        | 510140 | 7650  | 5/2/03    | \$335,000  | 1420               | 710           | 7         | 1942           | 4    | 9570     | 0    | 0           | 2014 NE 104TH ST      |
| 6        | 510140 | 5930  | 9/15/03   | \$372,000  | 1430               | 0             | 7         | 1998           | 3    | 5940     | 0    | 0           | 2319 NE 103RD ST      |
| 6        | 510140 | 8550  | 6/10/04   | \$380,000  | 1430               | 1070          | 7         | 1991           | 4    | 6840     | 0    | 0           | 10419 ROOSEVELT WY NE |
| 6        | 510140 | 5547  | 7/10/03   | \$329,000  | 1440               | 580           | 7         | 1946           | 3    | 5376     | 1    | 0           | 10020 15TH AV NE      |
| 6        | 741120 | 0030  | 11/17/04  | \$371,000  | 1450               | 540           | 7         | 1937           | 3    | 7475     | 0    | 0           | 8515 17TH PL NE       |
| 6        | 864150 | 0030  | 9/5/04    | \$297,500  | 1460               | 0             | 7         | 1993           | 3    | 3120     | 0    | 0           | 9112 20TH AV NE       |
| 6        | 510140 | 7030  | 4/15/04   | \$375,000  | 1460               | 490           | 7         | 1946           | 4    | 8288     | 0    | 0           | 2152 NE 102ND ST      |
| 6        | 510140 | 4912  | 7/9/03    | \$308,000  | 1460               | 0             | 7         | 1996           | 3    | 5376     | 0    | 0           | 9502 20TH AV NE       |
| 6        | 890100 | 0244  | 2/19/03   | \$217,000  | 1460               | 0             | 7         | 1951           | 3    | 6860     | 0    | 0           | 10755 17TH AV NE      |
| 6        | 510140 | 4164  | 11/19/04  | \$390,000  | 1540               | 0             | 7         | 1942           | 5    | 5376     | 0    | 0           | 9207 20TH AV NE       |
| 6        | 510140 | 4104  | 9/20/04   | \$371,395  | 1550               | 0             | 7         | 1984           | 3    | 6380     | 0    | 0           | 1538 NE 92ND ST       |
| 6        | 510140 | 8736  | 9/3/03    | \$335,800  | 1560               | 0             | 7         | 1979           | 3    | 5220     | 0    | 0           | 817 NE 104TH ST       |
| 6        | 890200 | 0160  | 3/25/04   | \$355,000  | 1580               | 0             | 7         | 1939           | 4    | 10396    | 0    | 0           | 10944 23RD AV NE      |
| 6        | 510140 | 2588  | 2/20/04   | \$320,000  | 1580               | 0             | 7         | 1970           | 3    | 5328     | 0    | 0           | 9151 20TH AV NE       |
| 6        | 510140 | 2600  | 11/16/04  | \$357,500  | 1590               | 640           | 7         | 1951           | 3    | 4926     | 1    | 0           | 1511 NE 92ND ST       |
| 6        | 510040 | 0300  | 1/15/04   | \$331,500  | 1690               | 0             | 7         | 1974           | 3    | 6160     | 0    | 0           | 8502 17TH AV NE       |

***Improved Sales Used in this Annual Update Analysis***  
**Area 7**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address    |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|------------------|
| 6        | 890100 | 0963  | 5/26/04   | \$375,000  | 1700               | 0             | 7         | 1987           | 3    | 7201     | 0    | 0           | 10723 20TH AV NE |
| 6        | 288770 | 0091  | 7/22/04   | \$371,000  | 1750               | 0             | 7         | 1925           | 3    | 3600     | 0    | 0           | 8204 15TH AV NE  |
| 6        | 510140 | 7750  | 10/6/04   | \$389,950  | 1760               | 600           | 7         | 1947           | 4    | 6525     | 0    | 0           | 1725 NE 105TH ST |
| 6        | 890100 | 0205  | 8/6/04    | \$409,990  | 1770               | 0             | 7         | 1993           | 3    | 8190     | 0    | 0           | 10734 15TH AV NE |
| 6        | 510140 | 4174  | 2/25/04   | \$254,000  | 1800               | 0             | 7         | 1918           | 4    | 9666     | 0    | 0           | 9210 20TH AV NE  |
| 6        | 890150 | 0081  | 9/19/03   | \$383,000  | 1860               | 0             | 7         | 1987           | 3    | 8930     | 0    | 0           | 1726 NE 105TH ST |
| 6        | 510140 | 2560  | 4/21/03   | \$315,000  | 1870               | 0             | 7         | 1996           | 3    | 6380     | 0    | 0           | 1731 NE 92ND ST  |
| 6        | 510140 | 2201  | 6/3/04    | \$300,000  | 1930               | 0             | 7         | 1914           | 3    | 10560    | 0    | 0           | 8902 20TH AV NE  |
| 6        | 557720 | 0285  | 8/25/03   | \$305,000  | 1960               | 480           | 7         | 1962           | 3    | 8494     | 0    | 0           | 1527 NE 103RD ST |
| 6        | 510140 | 8779  | 7/16/04   | \$305,000  | 950                | 240           | 8         | 1952           | 4    | 5712     | 0    | 0           | 853 NE 104TH ST  |
| 6        | 510140 | 8765  | 4/26/04   | \$322,000  | 1010               | 140           | 8         | 1941           | 3    | 9570     | 0    | 0           | 841 NE 104TH ST  |
| 6        | 510140 | 8751  | 5/25/04   | \$350,835  | 1010               | 140           | 8         | 1947           | 4    | 9570     | 0    | 0           | 835 NE 104TH ST  |
| 6        | 802420 | 1855  | 7/30/04   | \$380,000  | 1060               | 200           | 8         | 1962           | 3    | 7084     | 0    | 0           | 1546 NE 97TH ST  |
| 6        | 510140 | 2286  | 3/27/03   | \$395,000  | 1130               | 1130          | 8         | 1952           | 3    | 9570     | 1    | 0           | 1529 NE 90TH ST  |
| 6        | 510140 | 2276  | 2/1/04    | \$330,000  | 1130               | 800           | 8         | 1959           | 3    | 6720     | 0    | 0           | 8914 15TH AV NE  |
| 6        | 147220 | 0025  | 2/24/04   | \$332,000  | 1160               | 570           | 8         | 1956           | 4    | 6298     | 0    | 0           | 10530 11TH AV NE |
| 6        | 802420 | 2335  | 4/22/04   | \$355,000  | 1200               | 370           | 8         | 1956           | 3    | 6480     | 0    | 0           | 9508 17TH AV NE  |
| 6        | 510140 | 4143  | 7/29/04   | \$350,000  | 1200               | 600           | 8         | 1960           | 3    | 7656     | 0    | 0           | 1723 NE 94TH ST  |
| 6        | 510140 | 8651  | 10/14/03  | \$300,000  | 1200               | 500           | 8         | 1959           | 3    | 6018     | 0    | 0           | 10415 15TH AV NE |
| 6        | 326530 | 0165  | 10/11/04  | \$425,000  | 1220               | 1220          | 8         | 1951           | 3    | 8990     | 0    | 0           | 1718 NE 98TH ST  |
| 6        | 116000 | 0160  | 4/2/04    | \$325,000  | 1220               | 940           | 8         | 1948           | 4    | 14279    | 0    | 0           | 10808 11TH AV NE |
| 6        | 147220 | 0086  | 7/21/04   | \$326,500  | 1230               | 460           | 8         | 1956           | 3    | 6767     | 0    | 0           | 1057 NE 106TH ST |
| 6        | 116000 | 0295  | 8/25/04   | \$390,000  | 1270               | 600           | 8         | 1947           | 3    | 7680     | 0    | 0           | 10701 14TH AV NE |
| 6        | 510140 | 4449  | 4/25/03   | \$292,000  | 1270               | 740           | 8         | 1962           | 3    | 6720     | 0    | 0           | 9411 17TH AV NE  |
| 6        | 890100 | 1410  | 4/5/04    | \$299,950  | 1290               | 0             | 8         | 1953           | 3    | 6000     | 0    | 0           | 10811 23RD AV NE |
| 6        | 510140 | 4446  | 9/24/04   | \$384,000  | 1310               | 700           | 8         | 1959           | 4    | 7104     | 0    | 0           | 9425 17TH AV NE  |
| 6        | 116000 | 0095  | 4/6/04    | \$420,000  | 1320               | 1320          | 8         | 1948           | 5    | 11808    | 0    | 0           | 1019 NE 108TH ST |
| 6        | 147220 | 0090  | 6/19/03   | \$309,500  | 1320               | 680           | 8         | 1956           | 4    | 8100     | 0    | 0           | 1053 NE 106TH ST |
| 6        | 802420 | 2336  | 7/1/04    | \$368,500  | 1400               | 1400          | 8         | 1955           | 3    | 7236     | 0    | 0           | 9502 17TH AV NE  |
| 6        | 802420 | 2141  | 6/19/03   | \$395,000  | 1410               | 1100          | 8         | 1963           | 3    | 7620     | 1    | 0           | 1529 NE 96TH ST  |
| 6        | 890100 | 1411  | 7/7/03    | \$294,000  | 1420               | 0             | 8         | 1953           | 4    | 9600     | 0    | 0           | 10831 23RD AV NE |

***Improved Sales Used in this Annual Update Analysis***  
**Area 7**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address        |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|----------------------|
| 6        | 890200 | 0020  | 11/8/04   | \$465,000  | 1430               | 1000          | 8         | 1939           | 4    | 18699    | 0    | 0           | 10516 23RD AV NE     |
| 6        | 741120 | 0081  | 5/4/03    | \$411,250  | 1430               | 0             | 8         | 1932           | 4    | 3816     | 0    | 0           | 1512 NE 85TH ST      |
| 6        | 510140 | 1798  | 10/13/04  | \$455,000  | 1450               | 0             | 8         | 1928           | 4    | 5376     | 1    | 0           | 8825 17TH AV NE      |
| 6        | 292604 | 9406  | 6/28/04   | \$379,950  | 1450               | 1350          | 8         | 1970           | 3    | 7198     | 0    | 0           | 10520 9TH AV NE      |
| 6        | 741120 | 0010  | 10/21/04  | \$510,000  | 1460               | 240           | 8         | 1930           | 4    | 5832     | 1    | 0           | 8519 17TH PL NE      |
| 6        | 510140 | 4128  | 7/11/03   | \$355,000  | 1460               | 420           | 8         | 1952           | 3    | 6048     | 0    | 0           | 9212 17TH AV NE      |
| 6        | 510140 | 8621  | 2/19/03   | \$345,000  | 1470               | 0             | 8         | 1954           | 5    | 10890    | 0    | 0           | 1215 NE 105TH ST     |
| 6        | 510140 | 8650  | 5/29/03   | \$296,000  | 1480               | 1230          | 8         | 1959           | 3    | 11000    | 0    | 0           | 1255 NE 105TH ST     |
| 6        | 890200 | 0131  | 4/4/04    | \$447,000  | 1500               | 800           | 8         | 1960           | 4    | 19500    | 0    | 0           | 10723 24TH AV NE     |
| 6        | 288770 | 0185  | 2/11/04   | \$382,500  | 1500               | 250           | 8         | 1930           | 3    | 5700     | 0    | 0           | 8249 16TH AV NE      |
| 6        | 890100 | 0779  | 10/22/03  | \$285,000  | 1560               | 0             | 8         | 1950           | 3    | 8925     | 0    | 0           | 10749 19TH AV NE     |
| 6        | 147220 | 0175  | 1/7/04    | \$350,000  | 1560               | 500           | 8         | 1962           | 4    | 8300     | 0    | 0           | 1116 NE 106TH ST     |
| 6        | 510140 | 7160  | 10/16/03  | \$320,000  | 1570               | 1070          | 8         | 1966           | 3    | 6496     | 0    | 0           | 10209 20TH AV NE     |
| 6        | 510140 | 5915  | 9/21/04   | \$400,000  | 1620               | 0             | 8         | 1958           | 4    | 6579     | 0    | 0           | 2325 NE 103RD ST     |
| 6        | 147220 | 0145  | 7/14/03   | \$399,000  | 1740               | 0             | 8         | 1956           | 4    | 12400    | 0    | 0           | 10614 10TH PL NE     |
| 6        | 510140 | 2324  | 10/18/04  | \$510,000  | 1780               | 220           | 8         | 1938           | 3    | 14500    | 1    | 0           | 1540 NE 90TH ST      |
| 6        | 292604 | 9377  | 6/30/04   | \$540,000  | 1930               | 1570          | 8         | 1955           | 4    | 23370    | 0    | 0           | 1228 NE 105TH PL     |
| 6        | 557720 | 0511  | 9/12/03   | \$379,950  | 2050               | 0             | 8         | 1990           | 3    | 4894     | 0    | 0           | 1542 NE 102ND ST     |
| 6        | 557720 | 0499  | 5/7/04    | \$320,000  | 2330               | 0             | 8         | 1990           | 3    | 4894     | 0    | 0           | 1538 NE 102ND ST     |
| 6        | 890100 | 1520  | 5/27/03   | \$422,000  | 2360               | 0             | 8         | 1952           | 4    | 15000    | 0    | 0           | 10535 23RD AV NE     |
| 6        | 510140 | 4142  | 2/21/03   | \$328,000  | 2750               | 0             | 8         | 1963           | 3    | 7540     | 0    | 0           | 1735 NE 94TH ST      |
| 7        | 246440 | 0610  | 5/13/04   | \$270,000  | 820                | 730           | 6         | 1908           | 5    | 2760     | 0    | 0           | 833 NE 80TH ST       |
| 7        | 287860 | 0960  | 10/22/03  | \$325,000  | 1460               | 0             | 6         | 1908           | 4    | 3060     | 0    | 0           | 8107 8TH AV NE       |
| 7        | 297980 | 0680  | 9/24/03   | \$274,500  | 750                | 130           | 7         | 1925           | 4    | 2520     | 0    | 0           | 1013 NE 80TH ST      |
| 7        | 287860 | 0130  | 5/18/04   | \$296,000  | 760                | 370           | 7         | 1924           | 5    | 4590     | 0    | 0           | 539 NE 85TH ST       |
| 7        | 373590 | 0065  | 3/3/04    | \$288,500  | 770                | 0             | 7         | 1924           | 3    | 4590     | 0    | 0           | 823 NE 85TH ST       |
| 7        | 860490 | 0195  | 9/1/04    | \$316,000  | 810                | 810           | 7         | 1927           | 4    | 4995     | 0    | 0           | 8008 ROOSEVELT WY NE |
| 7        | 287860 | 0150  | 5/12/03   | \$274,250  | 810                | 0             | 7         | 1924           | 4    | 4590     | 0    | 0           | 547 NE 85TH ST       |
| 7        | 287860 | 0140  | 2/10/04   | \$272,000  | 820                | 0             | 7         | 1924           | 3    | 4590     | 0    | 0           | 543 NE 85TH ST       |
| 7        | 246440 | 0180  | 2/19/03   | \$234,900  | 860                | 0             | 7         | 1907           | 4    | 2910     | 0    | 0           | 538 NE 79TH ST       |
| 7        | 297980 | 0650  | 11/10/03  | \$325,000  | 890                | 260           | 7         | 1925           | 4    | 4375     | 0    | 0           | 7829 11TH AV NE      |

***Improved Sales Used in this Annual Update Analysis***  
**Area 7**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address        |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|----------------------|
| 7        | 297980 | 0650  | 6/9/03    | \$319,950  | 890                | 260           | 7         | 1925           | 4    | 4375     | 0    | 0           | 7829 11TH AV NE      |
| 7        | 860490 | 0217  | 7/15/03   | \$264,500  | 890                | 400           | 7         | 1927           | 4    | 3600     | 0    | 0           | 1114 NE 80TH ST      |
| 7        | 287860 | 1425  | 9/27/04   | \$360,000  | 900                | 0             | 7         | 1908           | 4    | 5100     | 0    | 0           | 547 NE 81ST ST       |
| 7        | 860490 | 0135  | 2/3/04    | \$343,000  | 920                | 0             | 7         | 1923           | 4    | 4720     | 0    | 0           | 8118 ROOSEVELT WY NE |
| 7        | 287860 | 1470  | 5/20/03   | \$300,000  | 940                | 390           | 7         | 1908           | 4    | 5100     | 0    | 0           | 552 NE 80TH ST       |
| 7        | 297980 | 0645  | 5/22/03   | \$324,000  | 960                | 0             | 7         | 1925           | 4    | 4375     | 0    | 0           | 7825 11TH AV NE      |
| 7        | 246440 | 0515  | 5/7/03    | \$265,000  | 960                | 0             | 7         | 1926           | 3    | 2820     | 0    | 0           | 811 NE 80TH ST       |
| 7        | 614870 | 0030  | 8/20/04   | \$450,000  | 970                | 970           | 7         | 1941           | 4    | 5700     | 0    | 0           | 8240 14TH AV NE      |
| 7        | 206110 | 0550  | 4/8/04    | \$360,000  | 980                | 0             | 7         | 1928           | 3    | 4960     | 1    | 0           | 8228 2ND AV NE       |
| 7        | 297980 | 0660  | 6/14/04   | \$310,000  | 980                | 0             | 7         | 1925           | 4    | 4375     | 0    | 0           | 7831 11TH AV NE      |
| 7        | 246440 | 0130  | 4/26/04   | \$379,950  | 1010               | 0             | 7         | 1908           | 5    | 5820     | 0    | 0           | 549 NE 80TH ST       |
| 7        | 354390 | 0266  | 7/25/03   | \$275,000  | 1010               | 400           | 7         | 1924           | 4    | 3400     | 1    | 0           | 7612 6TH AV NE       |
| 7        | 287860 | 0540  | 5/5/03    | \$288,000  | 1050               | 0             | 7         | 2000           | 3    | 5400     | 0    | 0           | 8208 5TH AV NE       |
| 7        | 860490 | 0275  | 7/15/04   | \$379,000  | 1060               | 1060          | 7         | 1941           | 4    | 5000     | 0    | 0           | 8037 12TH AV NE      |
| 7        | 287860 | 0070  | 6/4/03    | \$405,000  | 1080               | 370           | 7         | 1926           | 4    | 4590     | 0    | 0           | 522 NE 84TH ST       |
| 7        | 297980 | 1340  | 10/8/04   | \$277,350  | 1110               | 190           | 7         | 1924           | 4    | 5134     | 0    | 0           | 7537 9TH AV NE       |
| 7        | 246440 | 0285  | 1/17/03   | \$328,400  | 1110               | 480           | 7         | 1984           | 3    | 2910     | 0    | 0           | 616 NE 78TH ST       |
| 7        | 246440 | 0450  | 4/17/03   | \$318,000  | 1120               | 0             | 7         | 1908           | 4    | 3840     | 0    | 0           | 521 NE 78TH ST       |
| 7        | 246440 | 0300  | 9/3/04    | \$350,000  | 1150               | 190           | 7         | 1925           | 3    | 3880     | 0    | 0           | 608 NE 78TH ST       |
| 7        | 297980 | 1245  | 4/7/03    | \$312,000  | 1190               | 420           | 7         | 1924           | 3    | 4120     | 0    | 0           | 7526 9TH AV NE       |
| 7        | 297980 | 1235  | 2/6/03    | \$285,000  | 1190               | 0             | 7         | 1925           | 4    | 4120     | 0    | 0           | 7522 9TH AV NE       |
| 7        | 860490 | 0115  | 4/25/03   | \$300,000  | 1230               | 910           | 7         | 1947           | 4    | 3600     | 0    | 0           | 1005 NE 82ND ST      |
| 7        | 354390 | 0355  | 10/17/03  | \$320,000  | 1260               | 410           | 7         | 1973           | 3    | 2500     | 0    | 0           | 619 NE 77TH ST       |
| 7        | 373590 | 1520  | 3/16/04   | \$360,000  | 1270               | 0             | 7         | 1941           | 3    | 4590     | 0    | 0           | 834 NE 80TH ST       |
| 7        | 287860 | 1335  | 4/26/04   | \$349,950  | 1290               | 0             | 7         | 1926           | 4    | 3737     | 0    | 0           | 514 NE 80TH ST       |
| 7        | 354440 | 0236  | 5/16/03   | \$294,000  | 1290               | 0             | 7         | 1906           | 5    | 4650     | 0    | 0           | 324 NE 81ST ST       |
| 7        | 246440 | 0662  | 10/29/04  | \$379,650  | 1300               | 1300          | 7         | 1979           | 3    | 5820     | 0    | 0           | 848 NE 79TH ST       |
| 7        | 373590 | 0495  | 12/9/03   | \$415,000  | 1320               | 0             | 7         | 1927           | 4    | 3060     | 0    | 0           | 843 NE 84TH ST       |
| 7        | 206110 | 0225  | 11/5/04   | \$292,740  | 1320               | 280           | 7         | 1941           | 3    | 6200     | 0    | 0           | 8255 4TH AV NE       |
| 7        | 373590 | 0910  | 11/15/04  | \$389,000  | 1340               | 700           | 7         | 1926           | 4    | 4080     | 0    | 0           | 848 NE 82ND ST       |
| 7        | 354440 | 0136  | 3/11/03   | \$340,000  | 1340               | 840           | 7         | 1926           | 5    | 3536     | 1    | 0           | 8112 LATONA AV NE    |

***Improved Sales Used in this Annual Update Analysis***  
**Area 7**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address        |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|----------------------|
| 7        | 297980 | 0615  | 9/13/04   | \$417,000  | 1350               | 950           | 7         | 1924           | 4    | 5250     | 0    | 0           | 7815 11TH AV NE      |
| 7        | 287860 | 0420  | 2/2/04    | \$414,000  | 1360               | 860           | 7         | 1928           | 4    | 4080     | 0    | 0           | 511 NE 84TH ST       |
| 7        | 688480 | 0365  | 7/1/04    | \$400,000  | 1370               | 0             | 7         | 1929           | 4    | 3800     | 0    | 0           | 8036 BROOKLYN AV NE  |
| 7        | 373590 | 0680  | 5/19/04   | \$432,100  | 1400               | 300           | 7         | 1927           | 4    | 4080     | 0    | 0           | 820 NE 83RD ST       |
| 7        | 373590 | 0025  | 7/30/03   | \$382,500  | 1400               | 280           | 7         | 1928           | 4    | 4080     | 0    | 0           | 807 NE 85TH ST       |
| 7        | 287860 | 1120  | 11/4/03   | \$399,950  | 1430               | 600           | 7         | 1926           | 4    | 4080     | 0    | 0           | 521 NE 82ND ST       |
| 7        | 688480 | 0250  | 3/25/03   | \$392,500  | 1440               | 0             | 7         | 1912           | 5    | 5700     | 0    | 0           | 8031 14TH AV NE      |
| 7        | 373590 | 0500  | 10/23/03  | \$408,100  | 1450               | 150           | 7         | 1927           | 4    | 3060     | 0    | 0           | 847 NE 84TH ST       |
| 7        | 373590 | 1335  | 11/3/04   | \$437,612  | 1460               | 280           | 7         | 1927           | 4    | 3060     | 0    | 0           | 816 NE 81ST ST       |
| 7        | 287860 | 1365  | 2/24/04   | \$323,000  | 1460               | 0             | 7         | 1926           | 3    | 4400     | 0    | 0           | 8002 5TH AV NE       |
| 7        | 297980 | 0725  | 7/16/03   | \$350,000  | 1460               | 0             | 7         | 1924           | 4    | 5000     | 0    | 0           | 7559 11TH AV NE      |
| 7        | 373590 | 0585  | 6/18/03   | \$310,000  | 1460               | 400           | 7         | 1939           | 4    | 4080     | 0    | 0           | 846 NE 84TH ST       |
| 7        | 860490 | 0260  | 12/22/03  | \$450,000  | 1470               | 170           | 7         | 1938           | 5    | 5250     | 0    | 0           | 8029 12TH AV NE      |
| 7        | 354440 | 0326  | 5/6/04    | \$376,000  | 1480               | 400           | 7         | 1928           | 4    | 3022     | 0    | 0           | 8111 5TH AV NE       |
| 7        | 354440 | 0326  | 3/7/03    | \$335,000  | 1480               | 400           | 7         | 1928           | 4    | 3022     | 0    | 0           | 8111 5TH AV NE       |
| 7        | 297980 | 1150  | 3/25/03   | \$311,000  | 1490               | 0             | 7         | 1924           | 4    | 4000     | 0    | 0           | 7521 ROOSEVELT WY NE |
| 7        | 297980 | 1140  | 3/5/04    | \$341,000  | 1550               | 450           | 7         | 1927           | 4    | 4000     | 0    | 0           | 7525 ROOSEVELT WY NE |
| 7        | 614870 | 0130  | 4/8/03    | \$353,500  | 1570               | 300           | 7         | 1924           | 4    | 5130     | 0    | 0           | 8219 15TH AV NE      |
| 7        | 354490 | 0050  | 4/17/03   | \$348,900  | 1590               | 300           | 7         | 1926           | 4    | 4284     | 0    | 0           | 8007 5TH AV NE       |
| 7        | 287860 | 0670  | 6/13/03   | \$374,000  | 1670               | 750           | 7         | 1926           | 4    | 2958     | 0    | 0           | 8204 5TH AV NE       |
| 7        | 297980 | 0875  | 10/14/03  | \$399,950  | 1680               | 200           | 7         | 1924           | 4    | 4320     | 0    | 0           | 7560 ROOSEVELT WY NE |
| 7        | 913710 | 0305  | 9/23/04   | \$426,000  | 1730               | 0             | 7         | 1991           | 3    | 6000     | 1    | 0           | 626 NE BANNER PL     |
| 7        | 688480 | 0306  | 12/5/03   | \$393,000  | 1740               | 0             | 7         | 1927           | 3    | 4160     | 0    | 0           | 1302 NE 80TH ST      |
| 7        | 297980 | 1105  | 11/9/04   | \$419,000  | 1740               | 0             | 7         | 1924           | 4    | 4700     | 0    | 0           | 7543 ROOSEVELT WY NE |
| 7        | 373590 | 0085  | 9/24/04   | \$438,650  | 1760               | 650           | 7         | 1927           | 4    | 4080     | 0    | 0           | 831 NE 85TH ST       |
| 7        | 206110 | 0380  | 5/6/04    | \$469,000  | 1790               | 220           | 7         | 1952           | 3    | 7440     | 1    | 0           | 8250 LATONA AV NE    |
| 7        | 287860 | 0725  | 10/9/03   | \$439,950  | 1970               | 240           | 7         | 1927           | 5    | 4080     | 0    | 0           | 535 NE 83RD ST       |
| 7        | 373590 | 1180  | 4/23/03   | \$330,000  | 2070               | 0             | 7         | 1927           | 4    | 4500     | 0    | 0           | 8111 ROOSEVELT WY NE |
| 7        | 373590 | 1260  | 6/15/04   | \$485,000  | 2140               | 620           | 7         | 1925           | 5    | 4680     | 0    | 0           | 8103 ROOSEVELT WY NE |
| 7        | 246440 | 0865  | 2/14/04   | \$435,000  | 2150               | 250           | 7         | 1925           | 5    | 5000     | 0    | 0           | 7565 ROOSEVELT WY NE |
| 7        | 772060 | 0090  | 4/28/04   | \$514,900  | 2180               | 0             | 7         | 1995           | 3    | 8060     | 1    | 0           | 7748 4TH AV NE       |

***Improved Sales Used in this Annual Update Analysis***  
**Area 7**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address        |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|----------------------|
| 7        | 206110 | 0660  | 4/29/04   | \$302,500  | 1120               | 1000          | 8         | 1946           | 3    | 3150     | 1    | 0           | 8223 2ND AV NE       |
| 7        | 206110 | 0490  | 11/9/04   | \$445,000  | 1190               | 0             | 8         | 1937           | 4    | 5022     | 1    | 0           | 222 NE 82ND ST       |
| 7        | 246440 | 0500  | 12/29/03  | \$331,500  | 1210               | 670           | 8         | 1931           | 3    | 2700     | 0    | 0           | 7912 8TH AV NE       |
| 7        | 287860 | 1060  | 3/31/03   | \$359,000  | 1250               | 300           | 8         | 1930           | 4    | 3375     | 0    | 0           | 8112 5TH AV NE       |
| 7        | 246440 | 0110  | 8/10/04   | \$385,000  | 1280               | 340           | 8         | 1929           | 4    | 3880     | 0    | 0           | 535 NE 80TH ST       |
| 7        | 246440 | 0675  | 12/23/03  | \$329,750  | 1280               | 810           | 8         | 1950           | 3    | 5820     | 0    | 0           | 844 NE 79TH ST       |
| 7        | 373590 | 0205  | 10/21/03  | \$453,000  | 1400               | 380           | 8         | 1930           | 4    | 4080     | 0    | 0           | 834 NE 84TH ST       |
| 7        | 287860 | 0335  | 10/15/03  | \$459,000  | 1420               | 700           | 8         | 1950           | 4    | 6120     | 0    | 0           | 8305 8TH AV NE       |
| 7        | 354440 | 0105  | 6/5/03    | \$370,000  | 1430               | 300           | 8         | 1930           | 4    | 3030     | 0    | 0           | 308 NE 82ND ST       |
| 7        | 354490 | 0116  | 1/22/04   | \$429,000  | 1460               | 790           | 8         | 1931           | 5    | 3900     | 0    | 0           | 8012 4TH AV NE       |
| 7        | 860490 | 0410  | 8/14/03   | \$420,000  | 1510               | 0             | 8         | 1932           | 3    | 4250     | 0    | 0           | 1102 NE 80TH ST      |
| 7        | 373590 | 1160  | 5/17/04   | \$425,000  | 1510               | 800           | 8         | 1929           | 4    | 4080     | 0    | 0           | 843 NE 82ND ST       |
| 7        | 287860 | 1415  | 6/11/03   | \$378,000  | 1510               | 0             | 8         | 1930           | 4    | 4590     | 0    | 0           | 543 NE 81ST ST       |
| 7        | 246440 | 0006  | 7/30/04   | \$424,000  | 1540               | 0             | 8         | 1929           | 4    | 3025     | 0    | 0           | 7920 5TH AV NE       |
| 7        | 287860 | 0900  | 4/22/03   | \$494,950  | 1560               | 540           | 8         | 1926           | 5    | 3060     | 0    | 0           | 547 NE 82ND ST       |
| 7        | 297980 | 0540  | 1/12/04   | \$459,950  | 1650               | 1150          | 8         | 1928           | 4    | 4968     | 0    | 0           | 7822 ROOSEVELT WY NE |
| 7        | 772060 | 0055  | 11/19/03  | \$345,000  | 1840               | 200           | 8         | 1930           | 3    | 4960     | 1    | 0           | 7831 5TH AV NE       |
| 7        | 246440 | 0370  | 4/9/03    | \$580,000  | 2090               | 0             | 8         | 2002           | 3    | 4365     | 1    | 0           | 526 NE 78TH ST       |
| 7        | 373590 | 1185  | 5/20/04   | \$448,000  | 2150               | 200           | 8         | 1926           | 4    | 4680     | 0    | 0           | 863 NE 82ND ST       |
| 7        | 354390 | 0345  | 5/16/03   | \$495,000  | 2450               | 750           | 8         | 2002           | 3    | 3700     | 0    | 0           | 621 NE 77TH ST       |
| 7        | 206110 | 0585  | 2/10/03   | \$570,000  | 2870               | 0             | 8         | 1994           | 3    | 7440     | 1    | 0           | 8250 2ND AV NE       |
| 7        | 354390 | 0418  | 5/18/04   | \$440,000  | 1950               | 0             | 9         | 1996           | 3    | 4638     | 1    | 0           | 601 NE 76TH ST       |
| 7        | 287860 | 0220  | 4/25/03   | \$599,950  | 2360               | 730           | 9         | 2002           | 3    | 3570     | 0    | 0           | 544 NE 84TH ST       |
| 8        | 322604 | 9098  | 7/2/03    | \$240,000  | 560                | 0             | 6         | 1927           | 4    | 4686     | 0    | 0           | 340 NE 89TH ST       |
| 8        | 510040 | 2836  | 9/17/04   | \$257,000  | 590                | 0             | 6         | 1926           | 3    | 6380     | 0    | 0           | 1225 NE 91ST ST      |
| 8        | 322604 | 9134  | 3/26/03   | \$214,000  | 600                | 90            | 6         | 1929           | 3    | 4500     | 0    | 0           | 324 NE 95TH ST       |
| 8        | 199520 | 0415  | 9/16/04   | \$222,500  | 640                | 0             | 6         | 1939           | 3    | 5712     | 0    | 0           | 339 NE 92ND ST       |
| 8        | 510140 | 6198  | 10/18/04  | \$241,000  | 650                | 0             | 6         | 1930           | 4    | 5376     | 0    | 0           | 1207 NE 103RD ST     |
| 8        | 322604 | 9095  | 10/22/03  | \$184,000  | 670                | 0             | 6         | 1927           | 3    | 3200     | 0    | 0           | 8921 5TH AV NE       |
| 8        | 802420 | 0425  | 7/7/04    | \$265,000  | 690                | 360           | 6         | 1927           | 3    | 4318     | 0    | 0           | 1014 NE 97TH ST      |
| 8        | 510040 | 3214  | 10/7/04   | \$259,900  | 770                | 0             | 6         | 1953           | 3    | 5280     | 0    | 0           | 1246 NE 91ST ST      |

***Improved Sales Used in this Annual Update Analysis***  
**Area 7**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address     |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|-------------------|
| 8        | 510040 | 3501  | 7/13/04   | \$330,000  | 820                | 700           | 6         | 1926           | 5    | 6380     | 0    | 0           | 520 NE 91ST ST    |
| 8        | 668750 | 0050  | 1/5/04    | \$205,000  | 820                | 0             | 6         | 1942           | 3    | 6800     | 0    | 0           | 313 NE 88TH ST    |
| 8        | 199520 | 0200  | 8/17/04   | \$319,000  | 860                | 650           | 6         | 1940           | 3    | 6083     | 0    | 0           | 403 NE 94TH ST    |
| 8        | 510040 | 3795  | 3/20/03   | \$280,000  | 860                | 290           | 6         | 1922           | 4    | 5365     | 0    | 0           | 840 NE 92ND ST    |
| 8        | 199520 | 0175  | 7/17/03   | \$225,000  | 920                | 0             | 6         | 1942           | 4    | 5712     | 0    | 0           | 335 NE 94TH ST    |
| 8        | 510140 | 5523  | 11/12/04  | \$321,400  | 940                | 700           | 6         | 1946           | 4    | 8064     | 0    | 0           | 9827 8TH AV NE    |
| 8        | 802420 | 1324  | 6/24/04   | \$321,000  | 1090               | 0             | 6         | 1920           | 4    | 7200     | 0    | 0           | 9713 15TH AV NE   |
| 8        | 510140 | 6267  | 7/28/03   | \$250,000  | 1190               | 0             | 6         | 1987           | 3    | 6380     | 0    | 0           | 1241 NE 103RD ST  |
| 8        | 802420 | 1120  | 3/24/04   | \$279,000  | 1670               | 0             | 6         | 1941           | 4    | 5080     | 1    | 0           | 1239 NE 97TH ST   |
| 8        | 802420 | 0375  | 1/31/03   | \$262,000  | 630                | 520           | 7         | 1927           | 4    | 4318     | 0    | 0           | 1034 NE 97TH ST   |
| 8        | 510140 | 6489  | 6/1/04    | \$341,500  | 700                | 700           | 7         | 1924           | 5    | 6380     | 0    | 0           | 1048 NE 100TH ST  |
| 8        | 510140 | 6318  | 1/7/04    | \$265,800  | 720                | 100           | 7         | 1927           | 3    | 3816     | 0    | 0           | 1202 NE 100TH ST  |
| 8        | 510140 | 5226  | 5/17/04   | \$293,000  | 720                | 0             | 7         | 1940           | 4    | 6380     | 0    | 0           | 540 NE 97TH ST    |
| 8        | 510140 | 6186  | 2/3/03    | \$230,000  | 720                | 0             | 7         | 1930           | 4    | 6403     | 0    | 0           | 10211 12TH AV NE  |
| 8        | 610840 | 0065  | 5/8/03    | \$279,350  | 730                | 310           | 7         | 1941           | 4    | 7112     | 1    | 0           | 8543 LATONA AV NE |
| 8        | 802420 | 0130  | 9/16/03   | \$259,100  | 740                | 150           | 7         | 1928           | 4    | 7620     | 0    | 0           | 1052 NE 98TH ST   |
| 8        | 802420 | 1210  | 11/29/04  | \$339,950  | 760                | 0             | 7         | 1934           | 4    | 5080     | 0    | 0           | 1236 NE 96TH ST   |
| 8        | 510140 | 4623  | 11/13/03  | \$250,000  | 770                | 0             | 7         | 1928           | 3    | 4830     | 0    | 0           | 803 NE 95TH ST    |
| 8        | 510040 | 3175  | 4/7/04    | \$262,000  | 770                | 0             | 7         | 1938           | 3    | 6380     | 0    | 0           | 1220 NE 91ST ST   |
| 8        | 510140 | 2665  | 8/17/04   | \$265,000  | 790                | 0             | 7         | 1940           | 3    | 4368     | 0    | 0           | 9216 8TH AV NE    |
| 8        | 802420 | 1305  | 9/15/04   | \$285,000  | 790                | 540           | 7         | 1969           | 4    | 5111     | 0    | 0           | 1245 NE 98TH ST   |
| 8        | 510040 | 3154  | 10/8/04   | \$352,500  | 800                | 290           | 7         | 1946           | 4    | 5376     | 0    | 0           | 9112 12TH AV NE   |
| 8        | 510040 | 3953  | 8/1/03    | \$246,000  | 800                | 0             | 7         | 1985           | 3    | 4704     | 0    | 0           | 1202 NE 92ND ST   |
| 8        | 510140 | 8951  | 2/13/04   | \$308,800  | 810                | 800           | 7         | 1940           | 4    | 7250     | 0    | 0           | 828 NE 102ND ST   |
| 8        | 322604 | 9096  | 3/15/04   | \$245,000  | 820                | 0             | 7         | 1927           | 3    | 3200     | 0    | 0           | 8925 5TH AV NE    |
| 8        | 199520 | 0180  | 9/25/03   | \$265,000  | 840                | 0             | 7         | 1940           | 3    | 5712     | 0    | 0           | 345 NE 94TH ST    |
| 8        | 510140 | 6288  | 8/11/03   | \$262,500  | 860                | 0             | 7         | 1950           | 4    | 4896     | 1    | 0           | 10219 15TH AV NE  |
| 8        | 510040 | 4782  | 9/12/03   | \$282,000  | 870                | 0             | 7         | 1938           | 4    | 6380     | 0    | 0           | 528 NE 94TH ST    |
| 8        | 510040 | 1713  | 11/13/03  | \$293,000  | 870                | 250           | 7         | 1948           | 4    | 5712     | 0    | 0           | 8827 15TH AV NE   |
| 8        | 510040 | 3704  | 12/26/03  | \$253,100  | 870                | 0             | 7         | 1936           | 4    | 5108     | 0    | 0           | 818 NE 92ND ST    |
| 8        | 802420 | 0510  | 7/23/04   | \$319,950  | 890                | 420           | 7         | 1941           | 3    | 6350     | 0    | 0           | 1043 NE 97TH ST   |

***Improved Sales Used in this Annual Update Analysis***  
**Area 7**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address         |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|-----------------------|
| 8        | 510140 | 2668  | 10/26/04  | \$291,197  | 890                | 0             | 7         | 1939           | 3    | 4368     | 0    | 0           | 9222 8TH AV NE        |
| 8        | 510040 | 1714  | 5/4/04    | \$275,000  | 890                | 0             | 7         | 1951           | 3    | 4080     | 0    | 0           | 8821 15TH AV NE       |
| 8        | 322604 | 9272  | 3/1/04    | \$352,000  | 900                | 0             | 7         | 1951           | 3    | 5003     | 0    | 0           | 302 NE 90TH ST        |
| 8        | 510040 | 3942  | 10/13/03  | \$255,000  | 900                | 0             | 7         | 1941           | 3    | 4416     | 0    | 0           | 9212 12TH AV NE       |
| 8        | 510140 | 6195  | 5/11/04   | \$360,000  | 910                | 340           | 7         | 1941           | 4    | 5376     | 0    | 0           | 10220 12TH AV NE      |
| 8        | 322604 | 9216  | 3/30/04   | \$292,000  | 920                | 920           | 7         | 1942           | 3    | 6960     | 0    | 0           | 547 NE 102ND ST       |
| 8        | 920600 | 0083  | 5/15/03   | \$245,000  | 920                | 0             | 7         | 1915           | 4    | 4200     | 0    | 0           | 8503 4TH AV NE        |
| 8        | 802420 | 1470  | 9/1/04    | \$292,500  | 930                | 0             | 7         | 1926           | 3    | 5080     | 0    | 0           | 1251 NE 100TH ST      |
| 8        | 510040 | 3671  | 11/20/03  | \$242,000  | 930                | 0             | 7         | 1946           | 4    | 5488     | 0    | 0           | 9208 8TH AV NE        |
| 8        | 510140 | 6522  | 9/14/04   | \$339,000  | 940                | 190           | 7         | 1946           | 3    | 5376     | 0    | 0           | 805 NE 102ND ST       |
| 8        | 802420 | 0535  | 9/22/03   | \$314,500  | 940                | 240           | 7         | 1941           | 3    | 6350     | 0    | 0           | 1057 NE 97TH ST       |
| 8        | 437070 | 0155  | 8/14/03   | \$257,500  | 940                | 450           | 7         | 1949           | 4    | 5159     | 0    | 0           | 8517 2ND AV NE        |
| 8        | 691470 | 0130  | 3/25/04   | \$275,000  | 950                | 200           | 7         | 1940           | 3    | 8100     | 0    | 0           | 834 NE 97TH ST        |
| 8        | 322604 | 9396  | 12/26/03  | \$279,999  | 970                | 870           | 7         | 1953           | 4    | 6480     | 0    | 0           | 8850 1ST AV NE        |
| 8        | 510040 | 2734  | 3/1/04    | \$308,450  | 980                | 0             | 7         | 1942           | 3    | 6380     | 0    | 0           | 1019 NE 91ST ST       |
| 8        | 802420 | 0060  | 2/12/03   | \$298,000  | 980                | 120           | 7         | 1939           | 4    | 5080     | 0    | 0           | 1035 NE 100TH ST      |
| 8        | 802420 | 0070  | 6/26/03   | \$290,300  | 990                | 140           | 7         | 1939           | 4    | 6385     | 0    | 0           | 1037 NE 100TH ST      |
| 8        | 510040 | 2396  | 10/20/04  | \$384,000  | 1000               | 0             | 7         | 1947           | 4    | 6720     | 0    | 0           | 1057 NE 90TH ST       |
| 8        | 802420 | 1015  | 6/7/04    | \$270,000  | 1000               | 0             | 7         | 1942           | 3    | 4826     | 0    | 0           | 1240 NE 95TH ST       |
| 8        | 510040 | 3172  | 3/27/03   | \$300,000  | 1000               | 200           | 7         | 1926           | 4    | 6563     | 0    | 0           | 1223 NE 92ND ST       |
| 8        | 510140 | 6118  | 9/20/04   | \$305,000  | 1010               | 1010          | 7         | 1942           | 4    | 4644     | 0    | 0           | 10206 ROOSEVELT WY NE |
| 8        | 510040 | 3342  | 7/2/04    | \$379,950  | 1020               | 0             | 7         | 1941           | 4    | 5376     | 0    | 0           | 9103 12TH AV NE       |
| 8        | 510140 | 2695  | 11/1/04   | \$380,000  | 1030               | 120           | 7         | 1941           | 4    | 6525     | 0    | 0           | 841 NE 94TH ST        |
| 8        | 920600 | 0070  | 10/2/03   | \$302,000  | 1040               | 0             | 7         | 1918           | 4    | 5080     | 0    | 0           | 8522 4TH AV NE        |
| 8        | 510040 | 1342  | 6/11/03   | \$276,500  | 1040               | 0             | 7         | 1925           | 3    | 6380     | 0    | 0           | 540 NE 86TH ST        |
| 8        | 510040 | 1433  | 2/23/03   | \$289,500  | 1050               | 0             | 7         | 1950           | 4    | 6380     | 0    | 0           | 538 NE 88TH ST        |
| 8        | 510140 | 6363  | 4/28/03   | \$242,500  | 1050               | 0             | 7         | 1928           | 3    | 6380     | 0    | 0           | 1234 NE 100TH ST      |
| 8        | 510040 | 4800  | 11/6/03   | \$299,500  | 1060               | 160           | 7         | 1939           | 3    | 6548     | 0    | 0           | 551 NE 95TH ST        |
| 8        | 510040 | 2668  | 5/26/04   | \$350,000  | 1070               | 140           | 7         | 1940           | 4    | 5510     | 0    | 0           | 826 NE 90TH ST        |
| 8        | 802420 | 0272  | 2/5/04    | \$289,950  | 1070               | 440           | 7         | 1966           | 3    | 5080     | 0    | 0           | 1039 NE 98TH ST       |
| 8        | 227400 | 0055  | 11/3/03   | \$240,000  | 1070               | 250           | 7         | 1928           | 3    | 5715     | 0    | 0           | 847 NE 96TH ST        |

***Improved Sales Used in this Annual Update Analysis***  
**Area 7**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address     |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|-------------------|
| 8        | 510140 | 6533  | 9/27/04   | \$349,950  | 1080               | 810           | 7         | 1947           | 4    | 7680     | 0    | 0           | 804 NE 100TH ST   |
| 8        | 510040 | 1438  | 7/13/04   | \$375,000  | 1080               | 500           | 7         | 1940           | 5    | 5376     | 0    | 0           | 8831 8TH AV NE    |
| 8        | 322604 | 9386  | 10/15/03  | \$300,000  | 1100               | 500           | 7         | 1953           | 3    | 7560     | 0    | 0           | 8549 2ND AV NE    |
| 8        | 510140 | 3892  | 11/14/03  | \$280,000  | 1110               | 330           | 7         | 1974           | 3    | 4785     | 0    | 0           | 1039 NE 94TH ST   |
| 8        | 802420 | 1336  | 5/25/04   | \$334,000  | 1120               | 820           | 7         | 1960           | 3    | 7080     | 0    | 0           | 9701 15TH AV NE   |
| 8        | 510040 | 3187  | 3/10/04   | \$347,000  | 1120               | 140           | 7         | 1922           | 4    | 6380     | 0    | 0           | 1231 NE 92ND ST   |
| 8        | 322604 | 9232  | 11/4/03   | \$325,000  | 1120               | 1120          | 7         | 1946           | 4    | 6208     | 0    | 0           | 558 NE 100TH ST   |
| 8        | 322604 | 9232  | 5/5/03    | \$308,000  | 1120               | 1120          | 7         | 1946           | 4    | 6208     | 0    | 0           | 558 NE 100TH ST   |
| 8        | 510040 | 1423  | 6/25/04   | \$383,000  | 1130               | 400           | 7         | 1941           | 3    | 6380     | 0    | 0           | 545 NE 89TH ST    |
| 8        | 510040 | 2634  | 3/9/04    | \$366,950  | 1130               | 0             | 7         | 1945           | 3    | 5800     | 0    | 0           | 817 NE 91ST ST    |
| 8        | 802420 | 0970  | 8/7/03    | \$281,950  | 1130               | 160           | 7         | 1952           | 3    | 5040     | 0    | 0           | 9515 15TH AV NE   |
| 8        | 802420 | 0115  | 8/22/03   | \$263,000  | 1130               | 0             | 7         | 1930           | 3    | 5670     | 0    | 0           | 9809 12TH AV NE   |
| 8        | 510040 | 3178  | 7/9/04    | \$375,000  | 1140               | 100           | 7         | 1929           | 4    | 6380     | 0    | 0           | 1216 NE 91ST ST   |
| 8        | 510040 | 2638  | 8/22/04   | \$417,500  | 1160               | 1160          | 7         | 1930           | 4    | 6960     | 0    | 0           | 821 NE 91ST ST    |
| 8        | 510040 | 1075  | 5/17/04   | \$299,950  | 1160               | 0             | 7         | 1949           | 4    | 4896     | 0    | 0           | 1257 NE 88TH ST   |
| 8        | 510040 | 3351  | 3/15/04   | \$339,950  | 1170               | 180           | 7         | 1930           | 4    | 3920     | 0    | 0           | 9116 8TH AV NE    |
| 8        | 510140 | 5508  | 5/11/04   | \$320,000  | 1180               | 0             | 7         | 1943           | 4    | 6235     | 0    | 0           | 548 NE 98TH ST    |
| 8        | 510040 | 4773  | 8/20/03   | \$279,000  | 1180               | 0             | 7         | 1939           | 4    | 6380     | 0    | 0           | 523 NE 95TH ST    |
| 8        | 510040 | 1693  | 10/22/04  | \$366,000  | 1200               | 0             | 7         | 1939           | 3    | 5800     | 0    | 0           | 1239 NE 89TH ST   |
| 8        | 802420 | 0480  | 3/5/04    | \$360,000  | 1200               | 740           | 7         | 1929           | 4    | 5080     | 0    | 0           | 1017 NE 97TH ST   |
| 8        | 510040 | 0080  | 6/10/04   | \$360,000  | 1210               | 600           | 7         | 1958           | 3    | 6380     | 0    | 0           | 543 NE 86TH ST    |
| 8        | 510040 | 1204  | 7/21/04   | \$354,500  | 1210               | 0             | 7         | 1929           | 4    | 6380     | 0    | 0           | 834 NE 86TH ST    |
| 8        | 510140 | 8987  | 12/29/03  | \$289,950  | 1220               | 360           | 7         | 1960           | 3    | 7395     | 0    | 0           | 858 NE 102ND ST   |
| 8        | 510140 | 5073  | 8/21/03   | \$270,000  | 1220               | 0             | 7         | 1926           | 3    | 6380     | 0    | 0           | 811 NE 97TH ST    |
| 8        | 510140 | 4506  | 4/3/04    | \$313,000  | 1250               | 0             | 7         | 1938           | 4    | 4896     | 0    | 0           | 9415 15TH AV NE   |
| 8        | 199520 | 0351  | 11/15/04  | \$264,900  | 1250               | 0             | 7         | 1951           | 3    | 5712     | 0    | 0           | 9116 2ND AV NE    |
| 8        | 510040 | 1369  | 1/22/03   | \$294,000  | 1250               | 480           | 7         | 1947           | 4    | 4896     | 0    | 0           | 8816 5TH AV NE    |
| 8        | 510040 | 1306  | 6/30/04   | \$380,500  | 1260               | 0             | 7         | 1945           | 4    | 6380     | 0    | 0           | 527 NE 88TH ST    |
| 8        | 199520 | 0160  | 11/22/04  | \$290,000  | 1270               | 300           | 7         | 1942           | 3    | 5712     | 0    | 0           | 227 NE 94TH ST    |
| 8        | 510040 | 2745  | 7/11/03   | \$249,950  | 1270               | 0             | 7         | 1937           | 3    | 6380     | 0    | 0           | 1023 NE 91ST ST   |
| 8        | 920600 | 0160  | 8/15/03   | \$385,000  | 1290               | 200           | 7         | 1919           | 3    | 5376     | 0    | 0           | 8512 LATONA AV NE |

***Improved Sales Used in this Annual Update Analysis***  
**Area 7**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address     |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|-------------------|
| 8        | 691470 | 0019  | 12/10/03  | \$269,000  | 1290               | 730           | 7         | 1938           | 4    | 5687     | 0    | 0           | 805 NE 98TH ST    |
| 8        | 322604 | 9550  | 4/27/04   | \$317,000  | 1290               | 1010          | 7         | 1996           | 3    | 5488     | 0    | 0           | 528 NE 100TH ST   |
| 8        | 510040 | 4827  | 2/5/04    | \$348,000  | 1300               | 220           | 7         | 1939           | 4    | 5376     | 0    | 0           | 9405 8TH AV NE    |
| 8        | 510040 | 3876  | 11/10/04  | \$347,000  | 1300               | 0             | 7         | 1924           | 4    | 9715     | 0    | 0           | 1034 NE 92ND ST   |
| 8        | 510040 | 2761  | 7/29/03   | \$339,000  | 1310               | 0             | 7         | 1927           | 3    | 6380     | 0    | 0           | 1039 NE 91ST ST   |
| 8        | 322604 | 9264  | 8/21/04   | \$310,400  | 1310               | 1000          | 7         | 1960           | 3    | 9150     | 0    | 0           | 9226 1ST AV NE    |
| 8        | 322604 | 9167  | 5/6/04    | \$333,000  | 1320               | 0             | 7         | 1994           | 3    | 2325     | 0    | 0           | 414 NE 95TH ST    |
| 8        | 510140 | 6282  | 1/8/04    | \$258,250  | 1330               | 0             | 7         | 1946           | 4    | 4896     | 1    | 0           | 1253 NE 103RD ST  |
| 8        | 322604 | 9075  | 8/21/03   | \$318,000  | 1340               | 980           | 7         | 1978           | 3    | 7260     | 0    | 0           | 9405 5TH AV NE    |
| 8        | 510040 | 3471  | 5/16/03   | \$388,000  | 1340               | 580           | 7         | 1920           | 5    | 7250     | 0    | 0           | 523 NE 92ND ST    |
| 8        | 510140 | 6147  | 3/5/04    | \$287,500  | 1350               | 0             | 7         | 1982           | 3    | 6380     | 0    | 0           | 1035 NE 103RD ST  |
| 8        | 510140 | 6477  | 3/27/03   | \$342,500  | 1360               | 810           | 7         | 1930           | 4    | 6090     | 0    | 0           | 1020 NE 100TH ST  |
| 8        | 199520 | 0385  | 7/31/03   | \$395,000  | 1370               | 400           | 7         | 2003           | 3    | 5712     | 0    | 0           | 231 NE 92ND ST    |
| 8        | 510040 | 2739  | 1/14/04   | \$270,000  | 1370               | 0             | 7         | 1926           | 3    | 6380     | 0    | 0           | 1020 NE 90TH ST   |
| 8        | 199520 | 0330  | 6/24/04   | \$379,000  | 1390               | 930           | 7         | 1976           | 3    | 5739     | 0    | 0           | 214 NE 91ST ST    |
| 8        | 510140 | 4898  | 4/29/04   | \$452,000  | 1420               | 0             | 7         | 1928           | 5    | 9100     | 1    | 0           | 800 NE 95TH ST    |
| 8        | 510140 | 4629  | 3/21/03   | \$279,000  | 1420               | 0             | 7         | 1979           | 3    | 4200     | 0    | 0           | 9420 8TH AV NE    |
| 8        | 510040 | 2386  | 2/24/04   | \$400,000  | 1430               | 0             | 7         | 1940           | 4    | 6380     | 0    | 0           | 1043 NE 90TH ST   |
| 8        | 510140 | 5487  | 4/10/03   | \$360,000  | 1450               | 930           | 7         | 1990           | 3    | 7685     | 0    | 0           | 538 NE 98TH ST    |
| 8        | 802420 | 1506  | 8/2/04    | \$332,000  | 1460               | 0             | 7         | 1926           | 4    | 5334     | 0    | 0           | 1234 NE 98TH ST   |
| 8        | 510040 | 2791  | 7/8/04    | \$465,000  | 1500               | 300           | 7         | 1928           | 5    | 5712     | 0    | 0           | 9003 12TH AV NE   |
| 8        | 322604 | 9420  | 6/11/04   | \$406,500  | 1540               | 420           | 7         | 1956           | 4    | 9180     | 1    | 0           | 8821 LATONA AV NE |
| 8        | 322604 | 9136  | 7/17/03   | \$342,000  | 1580               | 780           | 7         | 1941           | 4    | 5060     | 0    | 0           | 9025 5TH AV NE    |
| 8        | 510040 | 1700  | 9/15/04   | \$381,000  | 1600               | 0             | 7         | 1938           | 3    | 6960     | 0    | 0           | 1241 NE 89TH ST   |
| 8        | 510040 | 1675  | 1/21/03   | \$410,000  | 1620               | 670           | 7         | 1916           | 5    | 6380     | 0    | 0           | 1229 NE 89TH ST   |
| 8        | 802420 | 1225  | 11/3/03   | \$270,000  | 1640               | 260           | 7         | 1936           | 3    | 5080     | 0    | 0           | 1222 NE 96TH ST   |
| 8        | 802420 | 0660  | 5/19/04   | \$355,000  | 1670               | 0             | 7         | 1998           | 3    | 5000     | 0    | 0           | 1014 NE 96TH ST   |
| 8        | 322604 | 9376  | 10/27/03  | \$225,000  | 1670               | 0             | 7         | 1951           | 3    | 8100     | 0    | 0           | 227 NE 95TH ST    |
| 8        | 510040 | 1702  | 2/10/03   | \$409,500  | 1720               | 0             | 7         | 1936           | 4    | 6380     | 0    | 0           | 1249 NE 89TH ST   |
| 8        | 322604 | 9427  | 3/5/04    | \$310,000  | 1770               | 0             | 7         | 1952           | 5    | 8300     | 0    | 0           | 8827 2ND AV NE    |
| 8        | 510140 | 6106  | 9/5/03    | \$379,950  | 1810               | 170           | 7         | 1929           | 5    | 7685     | 0    | 0           | 1011 NE 103RD ST  |

***Improved Sales Used in this Annual Update Analysis***  
**Area 7**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address    |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|------------------|
| 8        | 510040 | 1684  | 11/19/04  | \$375,000  | 1900               | 0             | 7         | 1973           | 3    | 6380     | 0    | 0           | 1232 NE 88TH ST  |
| 8        | 199520 | 0245  | 6/20/03   | \$370,000  | 2040               | 0             | 7         | 1990           | 3    | 6034     | 0    | 0           | 9107 5TH AV NE   |
| 8        | 638600 | 0115  | 8/3/04    | \$435,000  | 2050               | 220           | 7         | 1942           | 4    | 6084     | 0    | 0           | 9619 8TH AV NE   |
| 8        | 199520 | 0325  | 1/13/04   | \$359,000  | 2090               | 0             | 7         | 1987           | 3    | 5734     | 0    | 0           | 218 NE 91ST ST   |
| 8        | 510040 | 3582  | 8/18/03   | \$390,000  | 2180               | 0             | 7         | 1976           | 3    | 6380     | 0    | 0           | 514 NE 92ND ST   |
| 8        | 510240 | 0140  | 8/18/03   | \$317,500  | 870                | 0             | 8         | 1930           | 4    | 7008     | 0    | 0           | 516 NE 90TH ST   |
| 8        | 510240 | 0040  | 11/17/04  | \$382,500  | 900                | 300           | 8         | 1931           | 3    | 7008     | 0    | 0           | 511 NE 91ST ST   |
| 8        | 322604 | 9285  | 3/29/04   | \$328,000  | 920                | 660           | 8         | 1946           | 3    | 6800     | 0    | 0           | 9523 4TH AV NE   |
| 8        | 510140 | 4632  | 6/24/03   | \$315,000  | 980                | 500           | 8         | 1930           | 4    | 4200     | 0    | 0           | 9414 8TH AV NE   |
| 8        | 322604 | 9399  | 8/27/03   | \$275,000  | 1050               | 600           | 8         | 1953           | 4    | 6480     | 0    | 0           | 8846 1ST AV NE   |
| 8        | 510040 | 0005  | 11/10/03  | \$285,000  | 1080               | 280           | 8         | 1949           | 3    | 7548     | 0    | 0           | 8524 5TH AV NE   |
| 8        | 322604 | 9413  | 4/13/04   | \$352,000  | 1100               | 1080          | 8         | 1942           | 4    | 8250     | 0    | 0           | 312 NE 95TH ST   |
| 8        | 510140 | 3984  | 5/19/04   | \$329,000  | 1100               | 360           | 8         | 1953           | 3    | 8700     | 0    | 0           | 1235 NE 94TH ST  |
| 8        | 510040 | 3477  | 5/26/04   | \$356,000  | 1110               | 300           | 8         | 1949           | 4    | 6380     | 0    | 0           | 516 NE 91ST ST   |
| 8        | 322604 | 9078  | 10/18/04  | \$350,500  | 1150               | 820           | 8         | 1952           | 3    | 7347     | 1    | 0           | 9001 2ND AV NE   |
| 8        | 510240 | 0010  | 3/28/03   | \$299,300  | 1150               | 180           | 8         | 1931           | 4    | 4320     | 0    | 0           | 9008 5TH AV NE   |
| 8        | 510140 | 5385  | 8/15/03   | \$338,500  | 1220               | 200           | 8         | 1959           | 3    | 7250     | 0    | 0           | 847 NE 100TH ST  |
| 8        | 510040 | 2626  | 2/7/03    | \$360,000  | 1230               | 0             | 8         | 1926           | 3    | 5376     | 0    | 0           | 9006 8TH AV NE   |
| 8        | 802420 | 1540  | 10/6/03   | \$425,000  | 1270               | 170           | 8         | 1931           | 3    | 5080     | 0    | 0           | 1214 NE 98TH ST  |
| 8        | 510040 | 3238  | 6/4/04    | \$465,000  | 1340               | 0             | 8         | 1931           | 4    | 7344     | 1    | 0           | 9107 15TH AV NE  |
| 8        | 802420 | 1505  | 2/26/04   | \$335,000  | 1340               | 670           | 8         | 1968           | 3    | 5842     | 0    | 0           | 1238 NE 98TH ST  |
| 8        | 510140 | 6486  | 8/22/03   | \$337,500  | 1390               | 1210          | 8         | 1962           | 4    | 6380     | 0    | 0           | 1049 NE 102ND ST |
| 8        | 510040 | 3369  | 4/20/04   | \$380,000  | 1400               | 680           | 8         | 1964           | 4    | 5376     | 0    | 0           | 804 NE 91ST ST   |
| 8        | 510140 | 6560  | 7/8/03    | \$347,000  | 1480               | 390           | 8         | 1966           | 4    | 8700     | 0    | 0           | 835 NE 102ND ST  |
| 8        | 510040 | 2867  | 11/22/04  | \$560,000  | 1490               | 910           | 8         | 1998           | 3    | 6830     | 0    | 0           | 1242 NE 90TH ST  |
| 8        | 437070 | 0075  | 5/18/03   | \$409,000  | 1490               | 1150          | 8         | 1949           | 4    | 7918     | 1    | 0           | 8515 3RD AV NE   |
| 8        | 510140 | 6465  | 7/13/04   | \$394,000  | 1560               | 0             | 8         | 1929           | 4    | 6670     | 0    | 0           | 1028 NE 100TH ST |
| 8        | 510040 | 2455  | 5/20/04   | \$412,000  | 1600               | 0             | 8         | 1905           | 3    | 10150    | 0    | 0           | 834 NE 89TH ST   |
| 8        | 510140 | 6151  | 7/10/03   | \$379,950  | 1630               | 1050          | 8         | 2002           | 3    | 5860     | 0    | 0           | 1024 NE 102ND ST |
| 8        | 510040 | 1495  | 4/10/03   | \$473,000  | 1750               | 730           | 8         | 1989           | 5    | 6380     | 0    | 0           | 831 NE 89TH ST   |
| 8        | 322604 | 9543  | 8/18/03   | \$428,000  | 1790               | 310           | 8         | 1994           | 3    | 5472     | 0    | 0           | 8910 2ND AV NE   |

***Improved Sales Used in this Annual Update Analysis***  
**Area 7**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address    |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|------------------|
| 8        | 510140 | 3898  | 1/29/04   | \$425,000  | 1860               | 520           | 8         | 2000           | 3    | 5053     | 0    | 0           | 1051 NE 94TH ST  |
| 8        | 510040 | 2875  | 9/29/03   | \$454,000  | 1870               | 500           | 8         | 1999           | 3    | 8635     | 1    | 0           | 9025 15TH AV NE  |
| 8        | 510040 | 4030  | 4/9/03    | \$349,000  | 1900               | 250           | 8         | 1963           | 4    | 5413     | 0    | 0           | 9211 15TH AV NE  |
| 8        | 437070 | 0125  | 5/21/04   | \$457,900  | 1950               | 0             | 8         | 2000           | 3    | 5159     | 0    | 0           | 8520 1ST AV NE   |
| 8        | 437070 | 0130  | 8/17/04   | \$415,000  | 1950               | 0             | 8         | 2004           | 3    | 5159     | 0    | 0           | 8524 1ST AV NE   |
| 8        | 691470 | 0020  | 6/30/04   | \$474,950  | 2050               | 0             | 8         | 2000           | 3    | 5168     | 0    | 0           | 807 NE 98TH ST   |
| 8        | 510140 | 5342  | 2/11/03   | \$390,000  | 2050               | 0             | 8         | 1999           | 3    | 5663     | 0    | 0           | 9818 8TH AV NE   |
| 8        | 802420 | 0490  | 6/5/03    | \$532,500  | 2110               | 900           | 8         | 2003           | 3    | 5080     | 0    | 0           | 1027 NE 97TH ST  |
| 8        | 510040 | 3947  | 4/22/04   | \$415,000  | 2150               | 0             | 8         | 2001           | 3    | 5000     | 0    | 0           | 1214 NE 92ND ST  |
| 8        | 322604 | 9233  | 9/23/04   | \$385,000  | 2220               | 0             | 8         | 1908           | 3    | 9940     | 0    | 0           | 554 NE 100TH ST  |
| 8        | 510040 | 2481  | 9/17/03   | \$469,000  | 2670               | 0             | 8         | 2003           | 3    | 5000     | 0    | 0           | 850 NE 89TH ST   |
| 8        | 510140 | 6187  | 8/21/03   | \$470,000  | 2120               | 0             | 9         | 2002           | 3    | 5048     | 0    | 0           | 1052 NE 102ND ST |
| 8        | 510140 | 6188  | 9/3/03    | \$470,000  | 2120               | 0             | 9         | 2002           | 3    | 5048     | 0    | 0           | 1058 NE 102ND ST |
| 8        | 510040 | 2314  | 1/8/04    | \$515,000  | 2420               | 800           | 9         | 2000           | 3    | 4896     | 0    | 0           | 8917 15TH AV NE  |

***Improved Sales Removed from this Annual Update Analysis***

**Area 7**

**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments   |
|----------|--------|-------|-----------|------------|--|
| 3        | 156010 | 0040  | 9/23/03   | \$238,000  | RELATED PARTY, FRIEND, OR NEIGHBOR                 |
| 3        | 204450 | 0150  | 8/25/03   | \$163,333  | QUIT CLAIM DEED                                    |
| 3        | 204450 | 0199  | 2/19/04   | \$150,000  | NON-REPRESENTATIVE SALE                            |
| 3        | 204450 | 0253  | 9/28/04   | \$35,035   | QUIT CLAIM DEED; DOR RATIO                         |
| 3        | 204450 | 0300  | 7/12/03   | \$110,180  | QUIT CLAIM DEED, DOR RATIO                         |
| 3        | 260520 | 0015  | 6/16/04   | \$135,430  | RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO      |
| 3        | 292604 | 9373  | 4/2/03    | \$534,750  | LIMITED REPRESENTATION                             |
| 3        | 527220 | 0035  | 3/22/04   | \$33,450   | DOR RATIO  |
| 3        | 527220 | 0040  | 1/14/03   | \$135,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE            |
| 3        | 543330 | 0015  | 4/15/03   | \$184,000  | NON-REPRESENTATIVE SALE                            |
| 3        | 543330 | 0105  | 7/26/04   | \$78,106   | QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.) |
| 3        | 572450 | 0185  | 8/25/03   | \$165,000  | RELATED PARTY, FRIEND, OR NEIGHBOR                 |
| 3        | 641160 | 0202  | 12/16/03  | \$200,000  | RELATED PARTY, FRIEND, OR NEIGHBOR                 |
| 3        | 641160 | 0410  | 2/10/03   | \$155,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE            |
| 3        | 641160 | 0410  | 4/4/03    | \$155,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE            |
| 3        | 641310 | 0110  | 12/19/03  | \$193,000  | BANKRUPTCY - RECEIVER OR TRUSTEE                   |
| 3        | 641310 | 0110  | 6/23/04   | \$92,043   | QUIT CLAIM DEED, DOR RATIO                         |
| 3        | 641310 | 0182  | 9/3/03    | \$121,697  | RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO      |
| 3        | 641310 | 0300  | 3/20/03   | \$66,209   | PARTIAL INTEREST (103, 102, ETC.)                  |
| 3        | 641360 | 0077  | 4/22/04   | \$150,000  | QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.) |
| 3        | 641360 | 0093  | 2/24/03   | \$215,000  | LIMITED REPRESENTATION                             |
| 3        | 641360 | 0206  | 2/12/03   | \$130,785  | RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO      |
| 3        | 641360 | 0245  | 9/28/04   | \$25,769   | QUIT CLAIM DEED; DOR RATIO                         |
| 3        | 641360 | 0256  | 7/21/03   | \$448,000  | NO MARKET EXPOSURE                                 |
| 3        | 641360 | 0259  | 7/16/03   | \$177,753  | QUIT CLAIM DEED                                    |
| 3        | 641360 | 0339  | 7/29/03   | \$180,000  | LIMITED REPRESENTATION                             |
| 3        | 641410 | 0059  | 5/14/04   | \$337,500  | RELATED PARTY, FRIEND, OR NEIGHBOR                 |
| 3        | 925990 | 0015  | 10/8/03   | \$223,001  | SECURING OF DEBT                                   |
| 6        | 116000 | 0405  | 3/18/03   | \$135,000  | DOR RATIO  |
| 6        | 116000 | 0405  | 5/22/03   | \$166,000  | RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO      |
| 6        | 147220 | 0125  | 6/30/04   | \$220,000  | NON-REPRESENTATIVE SALE                            |
| 6        | 147220 | 0165  | 8/18/03   | \$250,000  | NON-REPRESENTATIVE SALE                            |
| 6        | 288770 | 0045  | 1/28/04   | \$418,500  | PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD  |
| 6        | 288770 | 0050  | 6/9/04    | \$310,000  | PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD  |
| 6        | 510140 | 0940  | 3/25/04   | \$201,600  | DOR RATIO  |
| 6        | 510140 | 0991  | 3/4/04    | \$254,500  | RELATED PARTY, FRIEND, OR NEIGHBOR                 |
| 6        | 510140 | 1914  | 5/6/03    | \$245,000  | IMP COUNT  |
| 6        | 510140 | 2215  | 2/28/03   | \$160,000  | TEAR DOWN  |
| 6        | 510140 | 2215  | 9/24/03   | \$201,000  | VACANT LAND SALE                                   |
| 6        | 510140 | 2236  | 3/2/04    | \$335,000  | RELOCATION - SALE TO SERVICE                       |
| 6        | 510140 | 2276  | 2/1/04    | \$330,000  | RECORDED TO CORRECT VESTING                        |
| 6        | 510140 | 2578  | 9/3/03    | \$77,033   | QUIT CLAIM DEED; DOR RATIO                         |
| 6        | 510140 | 4040  | 10/9/03   | \$240,000  | QUIT CLAIM DEED; AND OTHER WARNINGS                |
| 6        | 510140 | 4133  | 4/22/03   | \$147,000  | QUIT CLAIM DEED, DOR RATIO                         |
| 6        | 510140 | 5268  | 7/22/04   | \$139,700  | QUIT CLAIM DEED, DOR RATIO                         |

***Improved Sales Removed from this Annual Update Analysis***

**Area 7**

**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments   |
|----------|--------|-------|-----------|------------|--|
| 6        | 510140 | 5338  | 6/17/03   | \$249,700  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR        |
| 6        | 510140 | 5675  | 5/14/04   | \$405,000  | GOVERNMENT AGENCY                                  |
| 6        | 510140 | 7250  | 2/20/04   | \$37,545   | QUIT CLAIM DEED; DOR RATIO                         |
| 6        | 510140 | 7805  | 5/23/03   | \$27,279   | RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO      |
| 6        | 510140 | 8453  | 10/2/03   | \$355,000  | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX          |
| 6        | 510140 | 8507  | 6/29/04   | \$252,000  | OBSOL  |
| 6        | 510140 | 8531  | 9/10/04   | \$330,000  | PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD  |
| 6        | 510140 | 8575  | 10/28/04  | \$190,000  | ACTIVE PERMIT BEFORE SALE >25K                     |
| 6        | 510140 | 8731  | 4/28/04   | \$327,500  | SEGREGATION AND/OR MERGER                          |
| 6        | 510140 | 8774  | 9/30/03   | \$349,950  | RELOCATION - SALE TO SERVICE                       |
| 6        | 510140 | 8835  | 9/13/03   | \$133,721  | QUIT CLAIM DEED, DOR RATIO                         |
| 6        | 741120 | 0026  | 8/21/03   | \$297,000  | PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD  |
| 6        | 802420 | 1565  | 4/25/03   | \$165,000  | NON-REPRESENTATIVE SALE                            |
| 6        | 802420 | 1659  | 6/26/03   | \$386,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE            |
| 6        | 802420 | 1680  | 2/12/03   | \$78,172   | STATEMENT TO DOR DOR RATIO                         |
| 6        | 802420 | 1735  | 10/10/03  | \$265,000  | DIAGNOSTIC OUTLIER                                 |
| 6        | 802420 | 1965  | 2/21/03   | \$310,000  | IMP COUNT  |
| 6        | 864150 | 0340  | 11/21/03  | \$182,500  | LIMITED REPRESENTATION                             |
| 6        | 890100 | 0070  | 7/30/03   | \$235,000  | NON-REPRESENTATIVE SALE                            |
| 6        | 890100 | 0180  | 4/11/03   | \$240,000  | NO MARKET EXPOSURE                                 |
| 6        | 890100 | 0235  | 8/22/03   | \$249,950  | NON-REPRESENTATIVE SALE                            |
| 6        | 890100 | 1445  | 1/13/04   | \$217,000  | NON-REPRESENTATIVE SALE                            |
| 6        | 890100 | 1515  | 10/17/03  | \$416,000  | TEAR DOWN; SEGREGATION AND/OR MERGER               |
| 6        | 890200 | 0064  | 1/17/03   | \$103,671  | RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO      |
| 6        | 890200 | 0266  | 4/7/03    | \$214,950  | NON-REPRESENTATIVE SALE                            |
| 6        | 890350 | 0063  | 6/2/03    | \$280,000  | NO MARKET EXPOSURE                                 |
| 7        | 246440 | 0160  | 5/17/04   | \$550,000  | PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD  |
| 7        | 246440 | 0625  | 3/28/03   | \$180,000  | NON-REPRESENTATIVE SALE                            |
| 7        | 287860 | 0635  | 1/29/04   | \$151,240  | QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.) |
| 7        | 297980 | 0330  | 5/22/03   | \$162,934  | STATEMENT TO DOR DOR RATIO                         |
| 7        | 297980 | 0680  | 8/19/03   | \$274,500  | RELOCATION - SALE TO SERVICE                       |
| 7        | 297980 | 1115  | 8/4/03    | \$328,835  | OBSOL  |
| 7        | 297980 | 1350  | 9/24/04   | \$275,000  | PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD  |
| 7        | 354440 | 0100  | 10/29/03  | \$268,500  | PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD  |
| 7        | 354490 | 0105  | 8/13/03   | \$163,468  | QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.) |
| 7        | 373590 | 0330  | 8/25/04   | \$424,950  | UNFINISHED AREA                                    |
| 7        | 688480 | 0150  | 1/7/04    | \$266,750  | UNFINISHED AREA                                    |
| 7        | 688480 | 0325  | 5/27/04   | \$55,358   | QUIT CLAIM DEED; AND OTHER WARNINGS, DOR RATIO     |
| 7        | 688480 | 0325  | 9/4/03    | \$48,625   | QUIT CLAIM DEED; AND OTHER WARNINGS, DOR RATIO     |
| 7        | 688480 | 0385  | 5/13/03   | \$343,300  | UNFINISHED AREA                                    |
| 7        | 688480 | 0435  | 7/15/04   | \$460,000  | PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD  |
| 7        | 772060 | 0080  | 6/1/03    | \$270,000  | NON-REPRESENTATIVE SALE                            |
| 7        | 772060 | 0095  | 3/29/04   | \$94,357   | QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.) |
| 7        | 890450 | 0035  | 9/9/04    | \$234,950  | NON-REPRESENTATIVE SALE                            |
| 7        | 890450 | 0035  | 3/24/04   | \$203,500  | NON-REPRESENTATIVE SALE                            |

***Improved Sales Removed from this Annual Update Analysis***

**Area 7**

**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments  |
|----------|--------|-------|-----------|------------|---|
| 8        | 199520 | 0260  | 6/24/04   | \$230,000  | LIMITED REPRESENTATION                            |
| 8        | 199620 | 0060  | 7/27/04   | \$125,492  | QUIT CLAIM DEED; DOR RATIO                        |
| 8        | 227400 | 0055  | 3/25/04   | \$330,000  | PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD |
| 8        | 322604 | 9091  | 5/27/03   | \$315,000  | RELATED PARTY, FRIEND, OR NEIGHBOR                |
| 8        | 322604 | 9192  | 3/2/04    | \$220,000  | TEAR DOWN;  |
| 8        | 322604 | 9221  | 12/6/03   | \$86,392   | QUIT CLAIM DEED; DOR RATIO                        |
| 8        | 322604 | 9253  | 9/5/03    | \$200,000  | UNFINISHED AREA                                   |
| 8        | 322604 | 9395  | 6/24/03   | \$235,000  | NON-REPRESENTATIVE SALE                           |
| 8        | 322604 | 9403  | 7/14/03   | \$95,894   | RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO     |
| 8        | 322604 | 9464  | 8/13/03   | \$287,000  | NON-REPRESENTATIVE SALE                           |
| 8        | 322604 | 9560  | 10/20/04  | \$141,950  | DOR RATIO   |
| 8        | 322604 | 9560  | 10/20/04  | \$139,600  | DOR RATIO   |
| 8        | 437070 | 0130  | 9/29/03   | \$155,000  | NO MARKET EXPOSURE; DOR RATIO                     |
| 8        | 437070 | 0135  | 3/1/04    | \$220,000  | INCORRECT DATA                                    |
| 8        | 510040 | 0042  | 7/13/04   | \$350,000  | IMP COUNT; RELATED PARTY, FRIEND, OR NEIGHBOR     |
| 8        | 510040 | 1144  | 12/17/03  | \$467,000  | SEGREGATION AND/OR MERGER                         |
| 8        | 510040 | 1396  | 4/21/04   | \$242,000  | TEAR DOWN   |
| 8        | 510040 | 2257  | 1/29/03   | \$103,500  | QUIT CLAIM DEED; DOR RATIO                        |
| 8        | 510040 | 2400  | 11/4/04   | \$560,000  | DIAGNOSTIC OUTLIER                                |
| 8        | 510040 | 2400  | 4/19/04   | \$510,000  | DIAGNOSTIC OUTLIER                                |
| 8        | 510040 | 2800  | 1/6/03    | \$245,000  | NON-REPRESENTATIVE SALE                           |
| 8        | 510040 | 3423  | 10/16/03  | \$439,500  | PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD |
| 8        | 510040 | 3459  | 4/22/03   | \$210,000  | NON-REPRESENTATIVE SALE                           |
| 8        | 510140 | 3849  | 5/4/04    | \$295,000  | PREV IMP <=10K                                    |
| 8        | 510140 | 3849  | 5/23/03   | \$197,157  | FORCED SALE, PREV IMP <=10K                       |
| 8        | 510140 | 3915  | 3/4/03    | \$182,000  | LIMITED REPRESENTATION                            |
| 8        | 510140 | 5067  | 4/10/03   | \$96,337   | PARTIAL INTEREST (103, 102, ETC.)                 |
| 8        | 510140 | 5112  | 2/4/03    | \$278,000  | UNFINISHED AREA                                   |
| 8        | 510140 | 5391  | 3/9/04    | \$350,000  | SEGREGATION AND/OR MERGER                         |
| 8        | 510140 | 6231  | 9/14/04   | \$230,000  | ACTIVE PERMIT BEFORE SALE >25K                    |
| 8        | 510140 | 6231  | 3/18/03   | \$167,500  | TEAR DOWN;  |
| 8        | 510140 | 6372  | 1/17/03   | \$31,112   | RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO     |
| 8        | 510140 | 6390  | 11/3/03   | \$277,000  | NON-REPRESENTATIVE SALE                           |
| 8        | 510240 | 0070  | 7/16/04   | \$379,000  | IMP COUNT   |
| 8        | 610840 | 0060  | 8/27/04   | \$450,000  | PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD |
| 8        | 638600 | 0086  | 10/8/04   | \$451,500  | PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD |
| 8        | 638600 | 0130  | 3/17/03   | \$300,000  | OBSOL   |
| 8        | 691470 | 0065  | 4/21/03   | \$327,500  | 1031 TRADE  |
| 8        | 802420 | 0152  | 5/26/04   | \$157,250  | RELATED PARTY, FRIEND, OR NEIGHBOR                |
| 8        | 802420 | 0745  | 6/21/04   | \$250,000  | INCORRECT DATA                                    |
| 8        | 802420 | 0750  | 10/20/04  | \$391,000  | INCORRECT DATA                                    |
| 8        | 802420 | 0875  | 4/29/03   | \$255,000  | INCORRECT DATA                                    |
| 8        | 802420 | 0935  | 12/10/03  | \$96,496   | RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO     |
| 8        | 802420 | 0938  | 6/22/04   | \$210,000  | PREV IMP <=10K                                    |
| 8        | 802420 | 1205  | 1/28/03   | \$250,000  | NO MARKET EXPOSURE                                |

***Improved Sales Removed from this Annual Update Analysis***  
**Area 7**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>COMMENTS</b>                                   |
|-----------------|--------------|--------------|------------------|-------------------|---|
| 8               | 802420       | 1205         | 6/16/03          | \$339,950         | PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD |
| 8               | 802420       | 1235         | 3/17/03          | \$52,106          | DOR RATIO   |
| 8               | 920600       | 0135         | 7/27/04          | \$390,000         | UNFINISHED AREA                                   |



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**Department of Assessments**  
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**Scott Noble**  
**Assessor**

## MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2005 Revaluation for 2006 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr